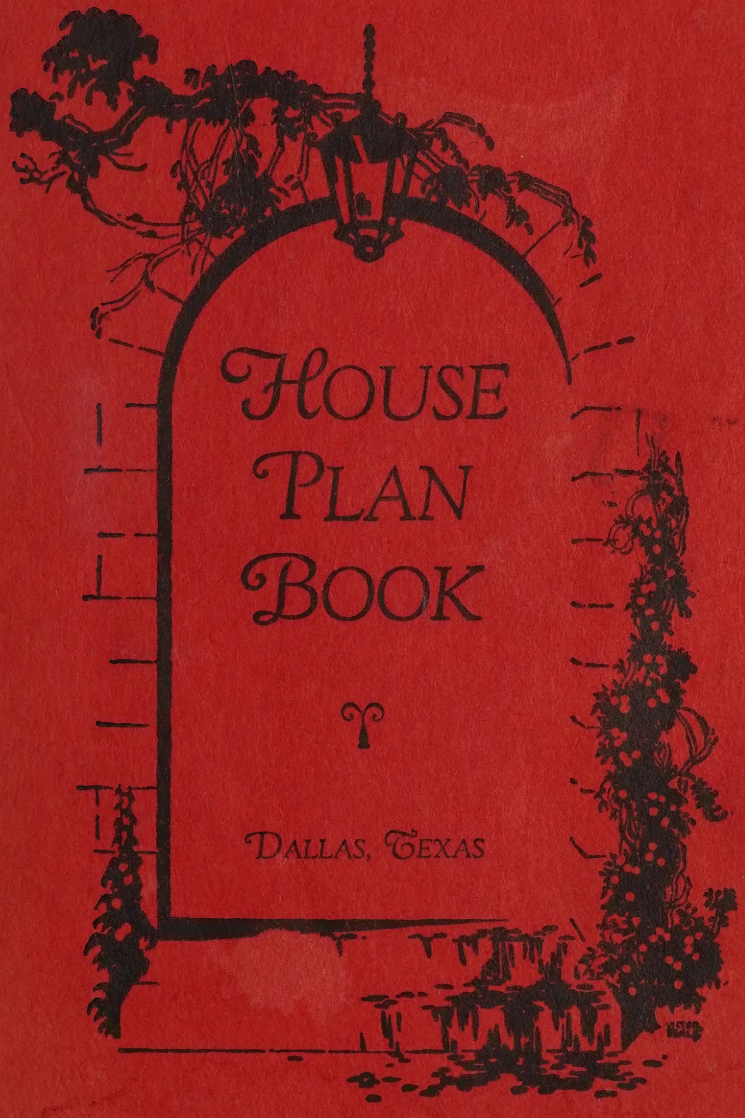
HOLLAND'S



Note

BLUE prints and specifications furnished at $15 each for all one-story houses and $25 each for all two-story houses. We can furnish only those plans that have been published in the magazine. The Home-Building Editor will be glad to answer inquiries concerning details of construction or minor changes, provided a stamped self-addressed envelope is enclosed for reply.

Plans may be reversed without extra charge.

Address

Home-Building Editor,
HOLLAND'S MAGAZINE
Dallas, Texas

JANUARY, 1934

Holland's House Plans

THIS booklet, containing illustrations and descriptions of house plans that have been published in *Holland's Magazine,* has been prepared for the convenience of our readers.

The house plans published in *Holland's* have proved very popular because they are architecturally suited to conditions that prevail in the southern territory where the majority of *Holland's* subscribers live.

This department is maintained for the service of our readers, and not for the purpose of making a profit. You are invited to consult with our Home Building Editor on any question that may arise in connection with the designs shown in this book. Your inquiries will be handled promptly and it will be a pleasure to supply any information concerning them that you may desire.

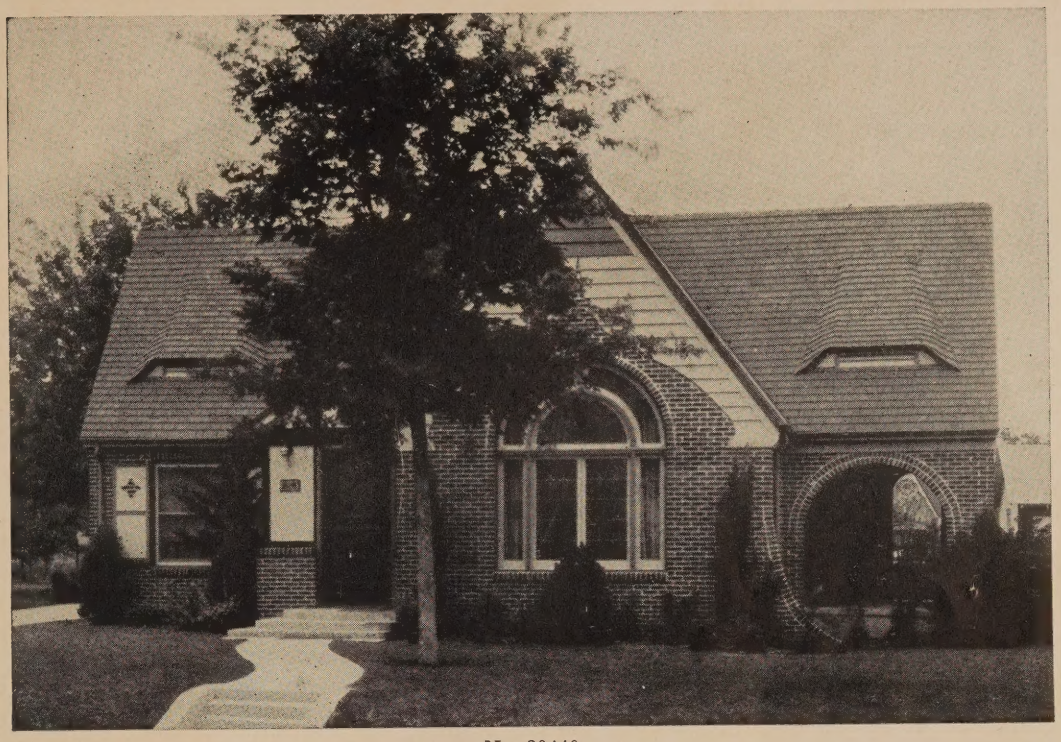
The prices of the house plans illustrated are $15 each for all one-story houses and $25 each for all story-and-a-half and the two-story houses. The prices include one set of detailed blue printed working drawings and one set of specifications. However, duplicate copies of plans may be had for $3.50 per set, and duplicate copies of specifications for $1.50 per set, if required.

Plans may be obtained so that the houses may be built completely reversed without additional charge.

A material bill will be prepared for any particular plan upon request. The charge for this Special Service will be $15.

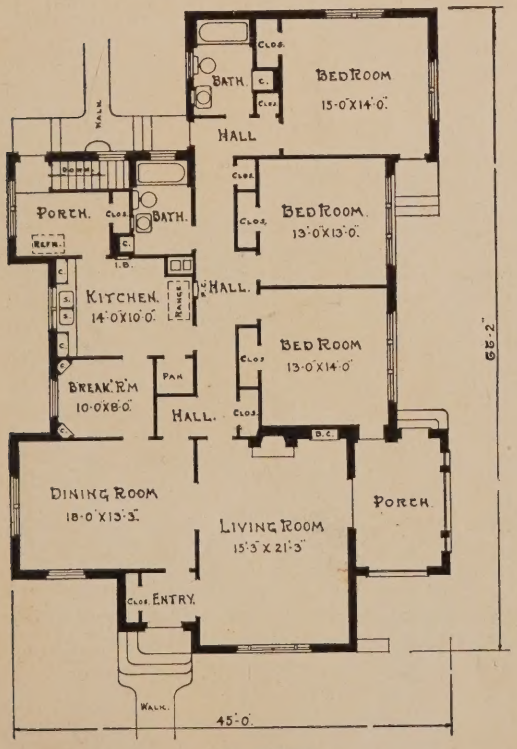
A portfolio of blue-printed scaled construction drawings of floor plans, exteriors, and details for seven garages will be mailed for $1.00. The portfolio offers a selection of one car and two car garages in frame and brick-veneer construction, two of which show quarters for servants. This is not a catalogue, but a collection of actual blue-printed plans, from which the builder can erect the garage of his choice.

Orders for plans and specifications are usually filled within forty-eight hours after the order is received.



No. 20440

More Than a House—a Home



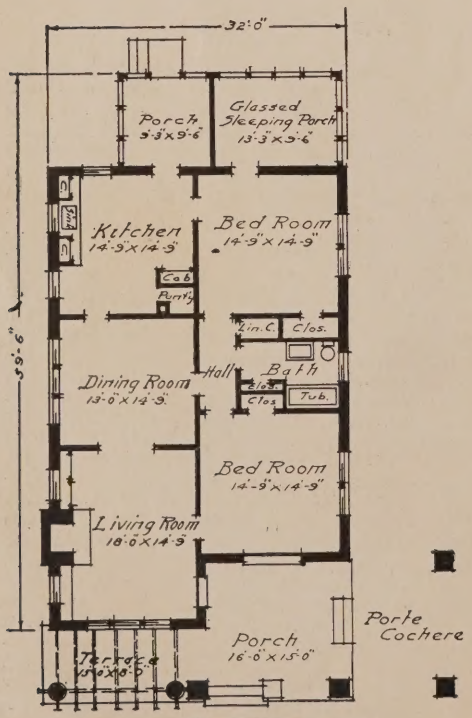
No. 20440

Plan No. 20440

THOSE who feel that building a house is only the beginning of creating a home surely will feel that this one has to an unusual extent the requisites of pleasing color, charm, and homelike feeling demanded by real home-builders. Furthermore, if the reader shares the belief of a great many authorities that the house one builds indicates the character and aspirations of the owner, then unquestionably the real home-lover will consider this a very fine type house. The large half-circle-top window, extending into the beamed and vaulted ceiling of the living room, is nicely balanced by the fireplace, flanked by a bookcase and a door at the opposite end of the room. The door and bookcase each has a half-circle top, and are the same size, producing a symmetrical and pleasing effect. Attention is called to the hall, which affords convenient access to all the rooms, and has also the unusual feature of direct access from the outside. The bathrooms are not only conveniently placed, but their location permits the opening of the windows into the inside angle at the rear of the house, providing maximum privacy. Besides closets of ample size in each of the bedrooms, the attention of the reader is called to the three closets in the hallway, the porch closet, and the large kitchen pantry. This storage space is supplemented by the attic, reached by a disappearing stairway, and, of course, the basement, the stairway to which is properly located next to the door to the kitchen porch. This is one of very few three-bedroom plans published which permit the opening of either one or both of the adjoining bedrooms into the middle bedroom. While no openings are shown, the reader will undoubtedly understand that they may be had. The popular brick-veneer type of construction has been used for this house.



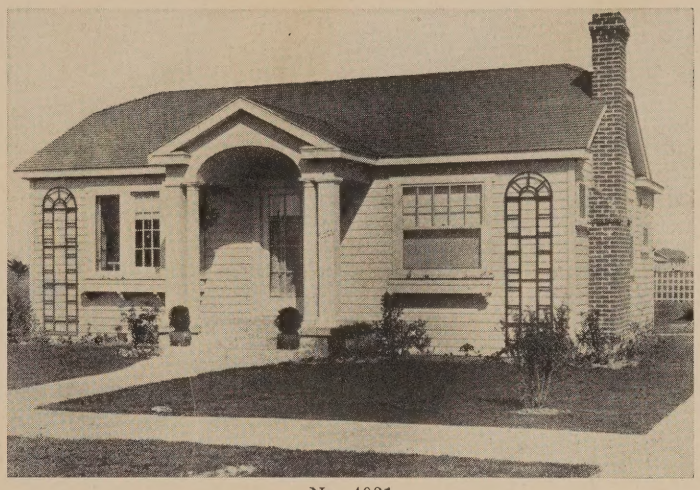
No. 20222



No. 20222

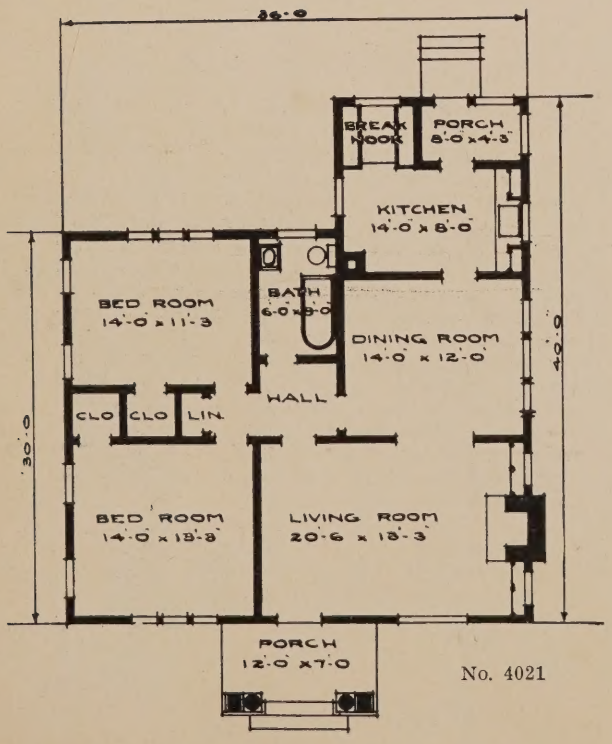
Plan No. 20222

ALTHOUGH this is, comparatively speaking, not a very large house, the *porte-cochère* and ample provision for outdoor living provided by the porch and terrace produce a more imposing front than is often found on much larger and more expensive homes. The dignity and feeling of solid, durable construction which characterizes this front, is in no small part due to the excellent proportions and lines of the brick columns; while for a lighter, more ornate note, turned columns and beams with milled ends are employed on the pergola over the terrace. The house as planned unquestionably is convenient and without wasted floor space, even to the extent of having a hall of absolute minimum length. Besides the minimum requirements in a home, this plan provides for bookcases on each side of the fireplace and a pantry and an extra cabinet in the kitchen. Last but not least, attention is called to the glassed-in sleeping porch, which affords not only an emergency third bedroom, but a delightful place to sleep for those who appreciate an abundance of fresh air.



No. 4021

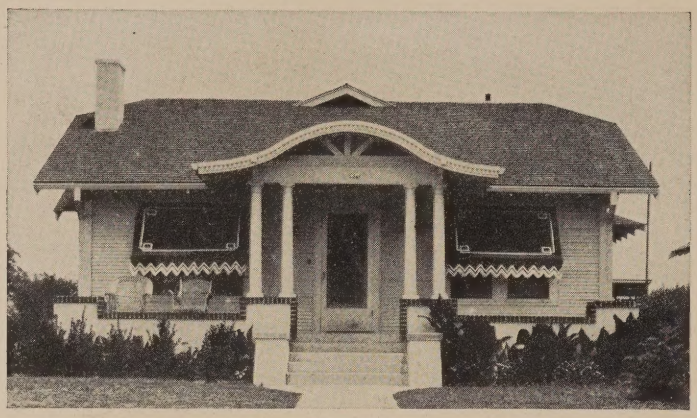
A Small Frame Colonial



No. 4021

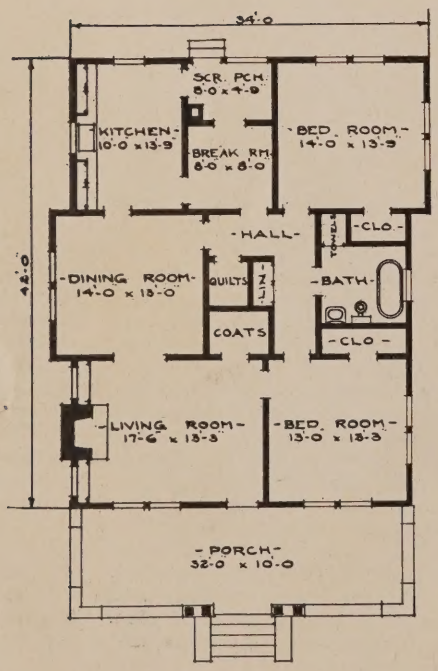
Plan No. 4021

THIS house is offered with the hope of assisting persons who have the commendable desire to possess a comfortable, attractive home, but who find it necessary to make the minimum investment because of present economic conditions. As is necessary when economy is one of the major requirements, this house has a simple, sturdy, forthright treatment, but without any feeling of "something lacking," so often noted in inexpensive homes. Everything necessary for comfort is to be found in the floor plan, including three closets, built-in breakfast nook, bookcases on each side of the mantel, ironing board, telephone cabinet, medicine cabinet, and a built-in kitchen cabinet with sink. All of this is achieved in a minimum of space, partly due to an unusually small hallway. It will be noted that, including the breakfast nook, the kitchen has three windows.



No. 4112

A Modest Colonial House



No. 4112

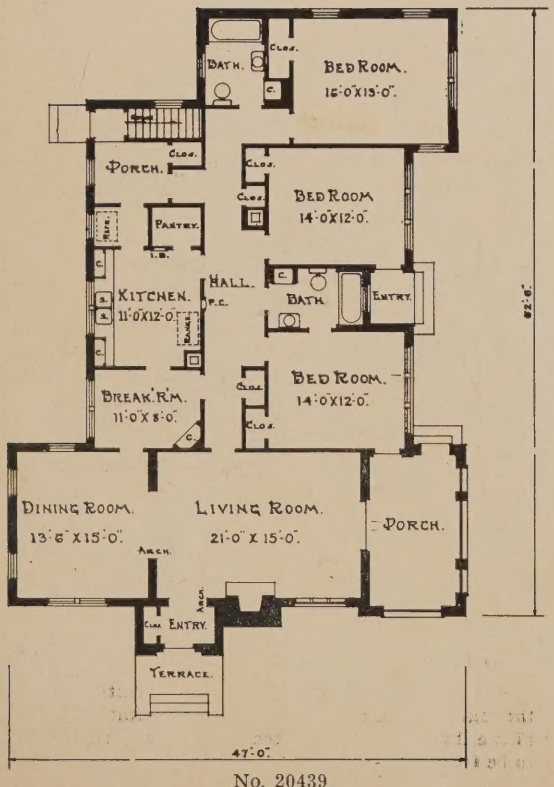
Plan No. 4112

THIS modified Colonial house, of type long admired, is excellent proof that the necessities of cost need not force the acceptance of an unattractive house. The brilliant contrast between white stucco and the red brick trimming of the terrace and porch balustrade, on the buttresses of which rest the turned columns supporting the curved roof of the porch, is the most noticeable feature of the front. Because of its efficiency, this floor plan is a variation of perhaps the most widely used arrangement for the number of rooms shown, and offers not only amply closets, but at least one more closet than is usually found in a house of this size. The coat closet to the living room is large enough to accomodate a portable bed; or, if the owner so desires, the door could be opened into the hall to provide an additional hall closet. Besides an unusually large kitchen cabinet, there are a linen cabinet in the hall, a towel cabinet in the bath room, and bookcases on each side of the fireplace in the living room.



No. 20439

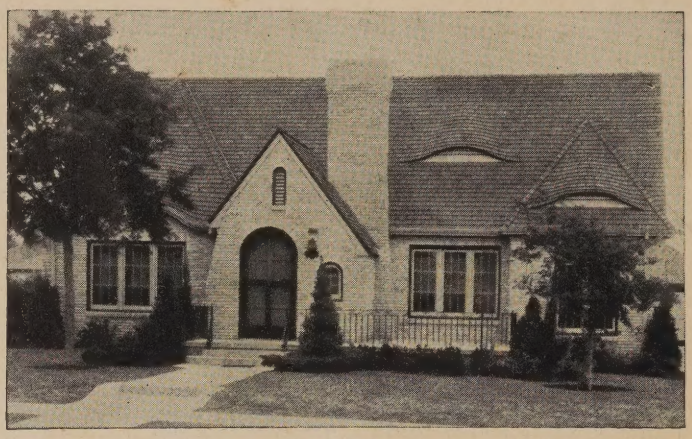
A House of Proved Popular Style



No. 20439

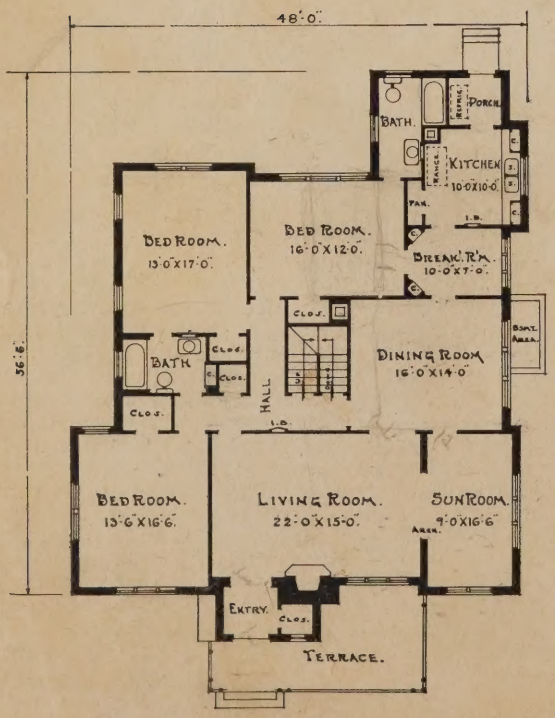
Plan No. 20439

WHILE this brick-veneer house is thoroughly modern and American in design, the reader will note that it has an English influence, characterized by steep gables, field stone, leaded-glass casements, iron rails, and Tudor brick arches to the porch. The convenience of the floor plan is so apparent that it is hardly worth while to discuss it in detail, except for those things which are not clearly indicated on the floor plan. Some of the features are wide-jambed cased arches to entry and dining room from the living room —the dining-room arch having an unusually attractive appearance achieved by the use of an offset and bracket at each side; double fifteen-light doors between the living room and porch; built-in tubs, set in arched recesses; and a hall that is wide enough in the major portion of its length to avoid the alleylike feeling so often found in hallways of three-bedroom plans. Among the conveniences to be found in this floor plan are mirror doors to entry and bedroom closets; a cedar-lined hall closet; unusually large pantry; refrigerator alcove; generous-sized service porch, with mop closet and stairway to basement; spacious kitchen cabinet; breakfast-room cabinet, with leaded-glass upper doors; and bathroom cabinets, with ventilated doors at the bottom.



No. 20438

A House with a Sun Room



No. 20438

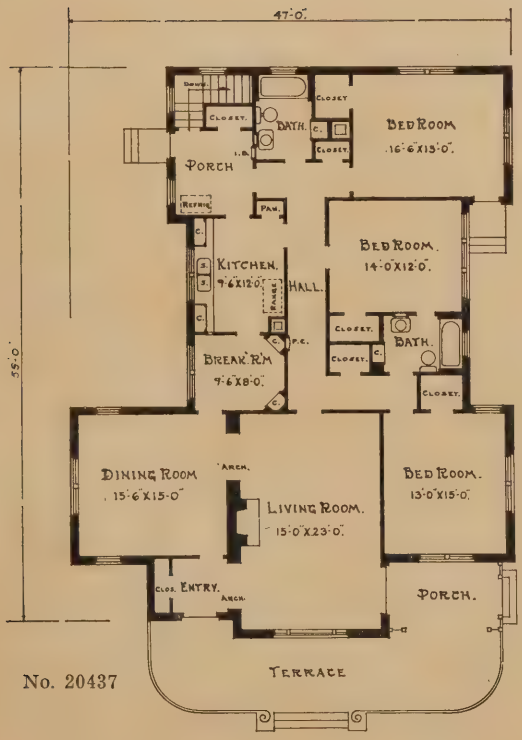
Plan No. 20438

OFFERED here is a brick-veneer house that is somewhat unique, but, as is quite apparent, in no way bizarre. In studying the front, particular attention is called to the chimney and entry. The dropped roof over the closet and the beveled wall on the opposite side, together with the large circle-topped paneled door flanked by the circle-topped casement in the closet, are, indeed, worthy of study. The large terrace has a beautifully ornamented iron railing which is supported at the steps by iron scrolls extending to the top step. The eaves of the entire house are provided with gutters and downspouts. The plan offers, besides the rooms usually found in a three-bedroom-two-bath plan, a room which is appreciated by a great many people, that room being the sun room. While this provides an extra room, it is also made practically a part of the living room by the use of a large plastered archway. The stairway to the basement goes down under the stairway to the attic, the doors to both stairways being conveniently and centrally located in the hallway. The basement has three generous-sized casement windows opening into an area, an arrangement which provides for ample light and ventilation, and also for the removal of anything that cannot conveniently be taken through the stairway. The usual ironing-board, telephone, breakfast-room, kitchen, and bath cabinets are to be found in this house.



No. 20437

Featuring a Modern Living Room



No. 20437

Plan No. 20437

THE outstanding exterior feature of this unusually attractive brick-veneer house is the large view window of the living room, which is beautifully ornamented with lead bars and varicolored glass. This window also ornaments the most unusual feature of the interior—the living room—the ceiling of which extends up into the roof, and has beveled and bracketed beams. Also, as indicated by the floor plan, the fireplace is placed between two large, deep plastered arches. The beauty of the balanced arch and fireplace arrangement, the raised beamed ceiling, and the view window are such that mere words are a poor medium for conveying an idea of their attractiveness. The heavy timbered and bracketed columns of the conveniently placed porch, together with the terrace, and the entry which affords convenient access to both the living room and the dining room, complete a front floor-plan arrangement that is practically perfect. The rear of the house, with its basement stairway, easy access from hall, and adequate ventilation, is without doubt in keeping with the front part of the house. The tiled baths have tubs set in deep plastered arches.



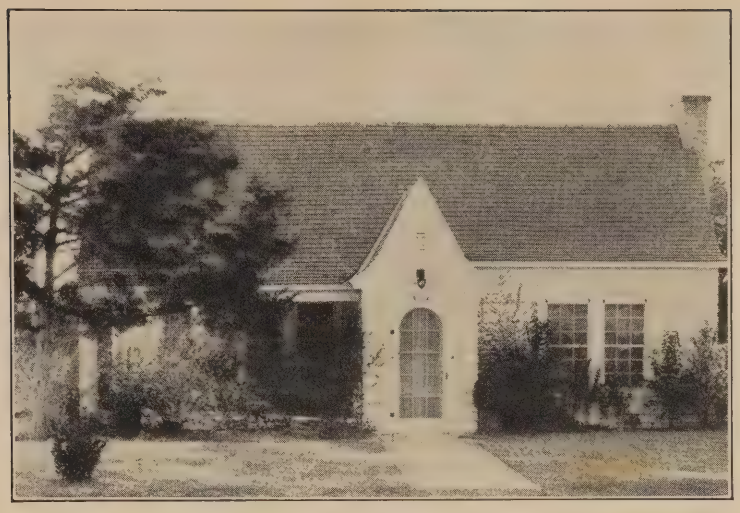
No. 20436

A Pleasing Double-Gable Front



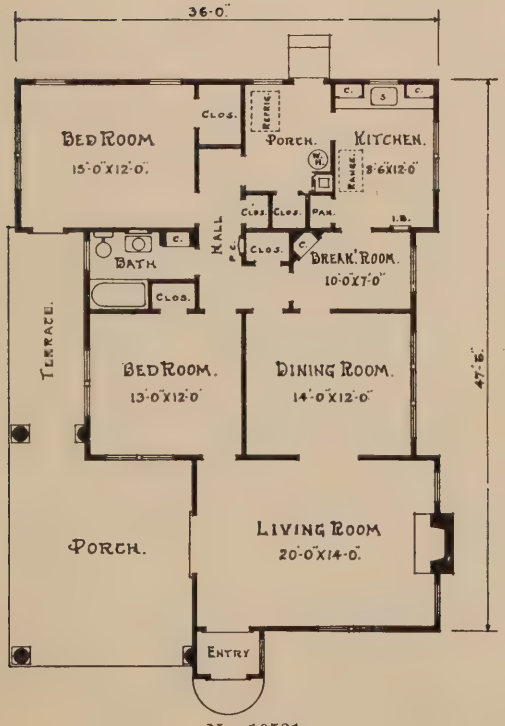
Plan No. 20436

PROBABLY the most outstanding feature of the front of this brick-veneer cottage is the large brick arch which protects the front door. This is a desirable arrangement, as the front door is a natural focal point, particularly where the entrance is near the center of the house and is set in a projection topped by a gable. The openings of the porch have the same type arches as the one used at the front door. The other decorative effects of the front are achieved by the use of stone at the bedroom corner and in the chimney. No doubt the first thing that the reader will notice in the floor plan is that two of the bedrooms have direct connection with the bath, and that the entrance to the bath from the other bedroom is directly across the hall. Other noteworthy features of this plan are the stairway to the attic and the ground-level access to the basement stairway. This plan also affords direct access from the hall to every room of the house except the kitchen. And the prospective builder is offered two hall closets, a kitchen pantry, three bedroom closets, two bathroom cabinets, a breakfast-room cabinet, and a kitchen cabinet. The rear bedroom has ventilation from four sides.



No. 10521

An Inexpensive Frame Cottage



No. 10521

Plan No. 51021

THIS frame cottage is a good example of what can be achieved in an inexpensive house. The simple thing—such as curved roof eaves, wide beveled siding, circle-top front door, and large-columned open porch—employed to achieve this effect are gratifyingly inexpensive. In planning homes, occasionally the arrangement seems to fall into a natural position to produce a floor plan having unusual advantages. This floor plan, if the reader will overlook a slang term, is what is quite often referred to as "a natural." In the matter of easy access, the following are some of the possibilities of the floor plan: rear-porch access to the hall; access to the kitchen from the rear bedroom, through the hall and kitchen porch; outside door to the rear bedroom, which opens onto the terrace and living-room porch; and access to the hall from the living room through the bedroom or dining room. In fact, one can go almost in a straight line from any part of the house to any other part, all of this being achieved without wasting space. Besides the usual short window over the kitchen sink, the kitchen has two full-length windows. The placing of the water heater on the service porch is an arrangement that is invariably appreciated.



No. 20413

A Half-Timbered English Cottage



No. 20413

Plan No. 20413

NO DOUBT the reader will agree that the conception of this brick-veneer residence is sufficiently different to possess unquestioned individuality without being in any way an oddity. The pleasant porch has a heavy timbered, iron-railed treatment that will please the many admirers of this type of work. Mention of the half-timber and stucco arrangement on either side of the casements, and the field stone below, should be sufficient further discussion of the exterior of a house which so adequately speaks for itself. Prospective builders who require only two bedrooms but desire an unusually large and attractive living room —a living room having two attractive arches, casement windows, an alcove, and French doors to the porch—will do well to give this floor plan consideration. Besides the closets considered necessary today, this plan has also a porch closet and a pantry. The kitchen cabinet should be a source of pleasure to the woman who takes pride in her kitchen, since the cabinet has a built-in sink and drainboard, and the cabinets both below and above the drainboard are equipped with all the accessories found in the latest cabinet construction.



No. 20435

Cottage with Flexible Plan



No. 20435

Plan No. 20435

THE attractiveness of this front is so apparent that we feel it unnecessary to place any emphasis upon the discussion of it. However, a few of the details—such as the chimney, with its stone ornaments, arched patterned brickwork panel, and unusual chimney top; latticed blinds; iron-railed porch arches; and especially the deep arch of the porch entrance opening—are worthy of particular study. The side and rear, not shown, are equally as attractive as the side shown. The economy of the unbroken lines of the outside wall, which have been achieved without any injury to the interior arrangement or exterior beauty, is a feature that will be appreciated. The sun room, if furnished with a day bed, could be used as an emergency bedroom; or if the owner desires a third bedroom, it could be provided at the back of the rear bedroom, the hall access being provided by omitting the closet at the end of the hall. Entrance to the back bedroom from the driveway side, ample and conveniently placed closets, and sufficient cabinetwork—including 'phone cabinet, ironing board, and disappearing stairway to the attic—are among the other features of this floor plan.



No. 20434

An Attractive, Inexpensive Cottage



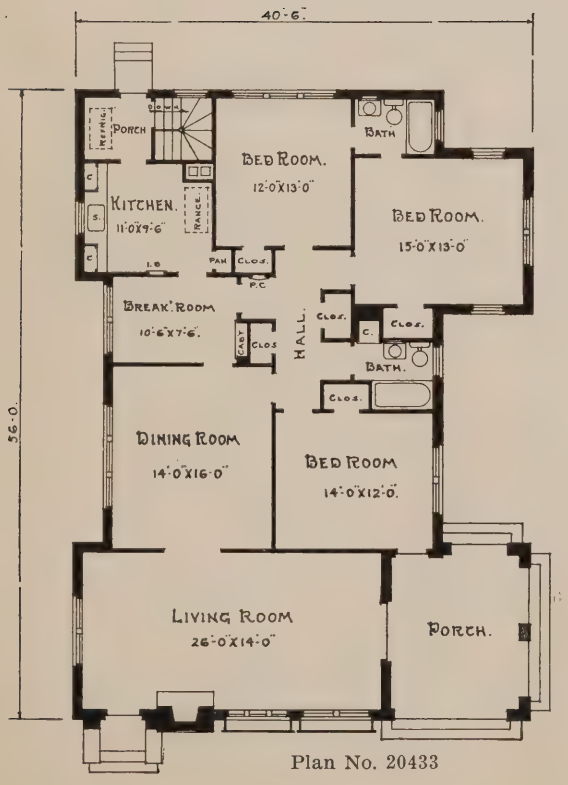
Plan No. 20434

THE simple harmony of this brick-veneer house, with its compact, convenient floor plan and simple yet attractive front, is apparent. From the large living room and front porch, through the bedrooms with their outside entrances, and centrally located bath, on one side of the house, and through the dining room, breakfast room, kitchen, and porch, on the other side, the advantages of this floor plan give one an impression of a sustained perfection of arrangement. Especial attention is called to the ample closet space, comprising two hall closets, bath closet, porch-storage closet, the necessary bedroom closets, and a pantry. This house also has a disappearing stairway, telephone cabinet, ironing board, medicine cabinet, corner china cabinets in the breakfast room, and ample kitchen cabinets with a built-in sink. While this house is not pretentious, and is not intended for those who have considerable money to invest in a home, it should prove to be an unregretted investment to anyone who decides to build it.



No. 20433

An Unusal Brick Veneer



Plan No. 20433

Plan No. 20433

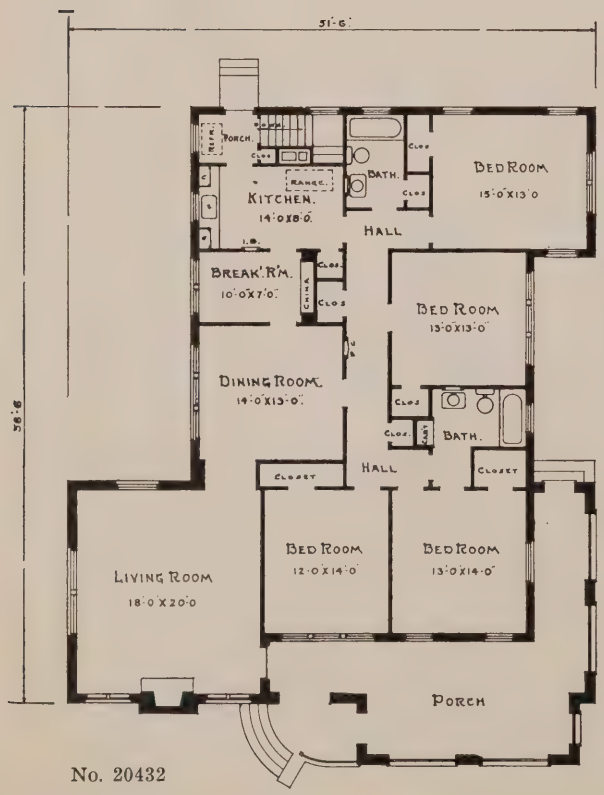
THE larger-than-average living room of this house, with adjoining porch, provides an arrangement that is somewhat different, and at the same time affords an opportunity to achieve a front that is both unusual and attractive. Very few houses having a chimney and entrance in front produce a living room with as much window space and view of the street as does this one. The commodious, graceful arched porch has brick steps leading to the lawn on all sides. This, with the other features of the front, some of which are the gracefully curved gable, diamond leaded glass casement windows, flower boxes, and circle-top transom above the door, round out a front that is unquestionably attractive.

The portion of the house at the rear, because of its projections and general proportions, provides an opportunity to achieve side and rear views that are unusually pleasing. The other features of the floor plan, such as arrangement of hall, bedrooms, baths, and basement stairway, have been carefully worked out. The basement is large enough for a heating plant, being beneath the kitchen and service porch, and could be enlarged to any size required.



No. 20432

An Unusual Plan for Four Bedrooms



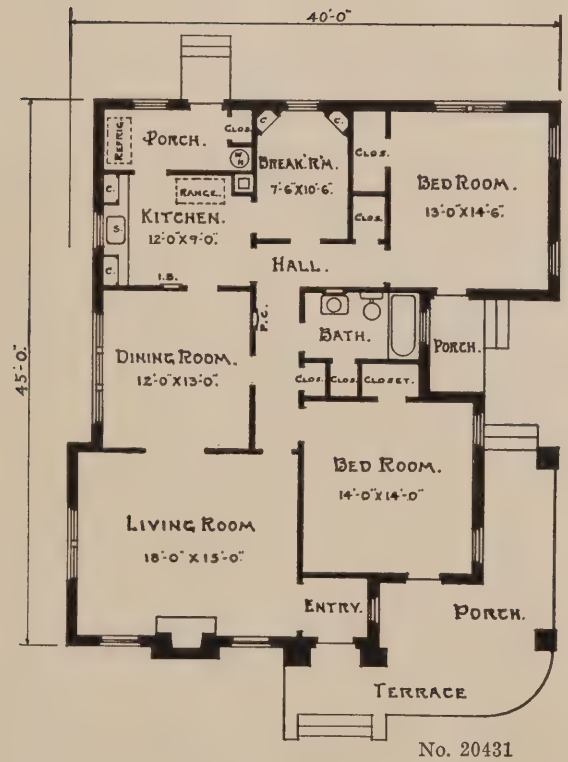
No. 20432

Plan No. 20432

THIS house departs considerably from the average home in several ways, both from within and without. The ample width of the front in relation to the length of the house produces a compact and balanced appearance not usually found in a one-story, four-bedroom plan. The spacious arched porch of this brick-veneer house, trimmed with field stone, is an exterior feature that will, no doubt, be greatly appreciated. However, the attractive arrangement of the two gables, with the balconied leaded glass casements of one, and the ornamented chimney with pairs of leaded glass casements of the other, are exterior features not to be overlooked in considering this home. The unstudied graceful effect of the side approach to the front porch, with its curved steps, is not only pleasing, but a relief from the sterotyped almost universal direct-front entrance. On the interior, it will be noted that this four-bedroom plan has a shorter hall than is often found in three-bedroom plans, a result that is infrequently achieved. Considering the number of rooms, this plan is unusually compact, and assures a home that is comfortable and a pleasure to live in. The deep opening between the living room and the dining room has an arched top and paneled jambs, providing an opening through which the view from the living room to the dining room is unusually attractive. The stairway to the basement is conveniently located for access from both the outside and the inside.



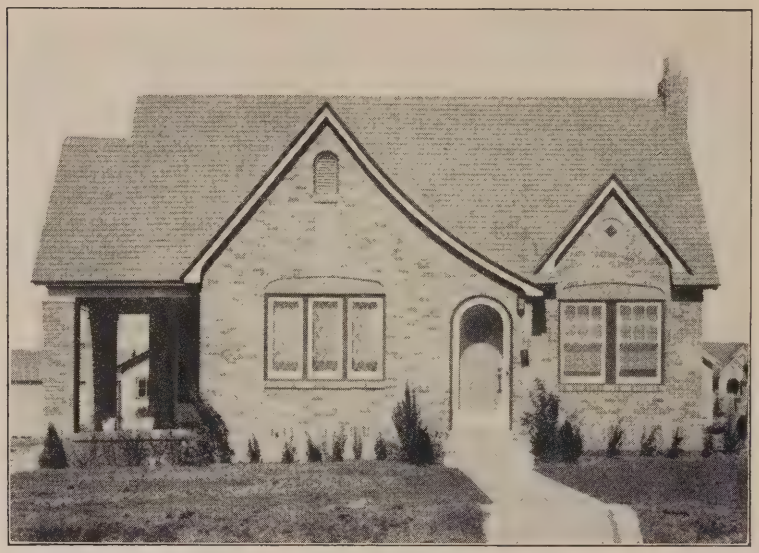
No. 20431



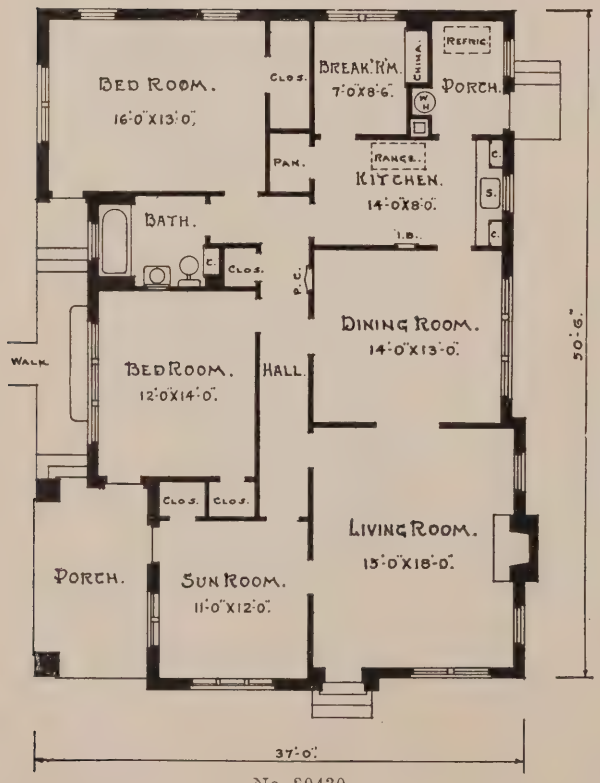
No. 20431

Plan No. 20431

THIS number is an outstanding example of a type of house that has proved to be among the most popular of those shown in the magazine. The wide, open front porch with the adjoining terrace should be a source of much enjoyment to the builder of this home. The stone in the facing of the entry and the stone in the base of the chimney contrast pleasingly with the brick of this brick-veneer cottage. It will be noted that access to the house is to be had from the driveway side to both bedrooms and the front porch. Attention is called to the fact that the rear bedroom has ventilation on three sides, and the front bedroom, on two sides; also that the bedrooms have closets larger than the average, and that the two hall closets, bath closet, and rear porch closet furnish additional storage space sufficient to meet the needs of practically anyone. The usual conveniences such as telephone cabinet, ironing board, disappearing stairway, kitchen cabinets, with built-in sink, and corner china cabinets in the breakfast room, are to be found in this plan.



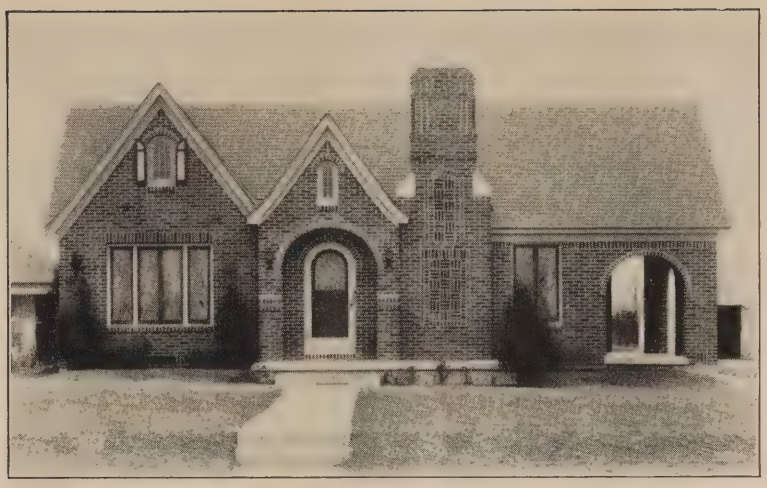
No. 20430



No. 20130

Plan No. 20430

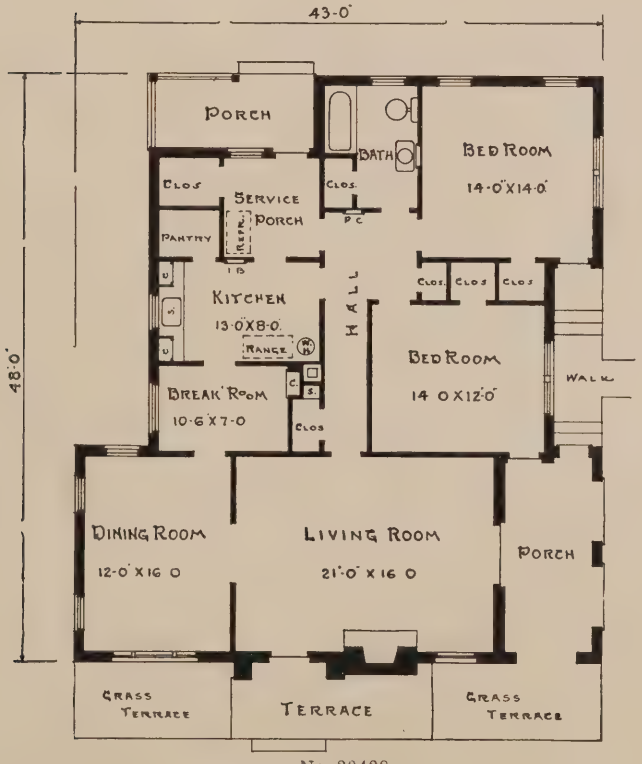
THE accompanying plan consists of six primary rooms, a breakfast room, bath, and enclosed service porch, with a hall arrangement that, with the exception of the breakfast room, affords direct and easy access to each and every room in the house. The breakfast room is advantageously located in the plan, and features an attractive built-in china case. The sun room is provided with a closet of sufficient size to accommodate a concealed bed, thereby making it possible to convert the sun room into an emergency bedroom at will. The tiled bath with built-in tub, the fine, roomy closets, and the outside door which has been provided for each of the bedrooms and the sun room are especially desirable features of the plan. The casement windows in the sun room, the circle-top slab door in the living room, and the graceful sweep of the large gable roof all combine in a happy manner to produce an exterior that is altogether pleasing. The exterior walls are done in the popular brick-veneer type of construction.



No. 20428

Plan No. 20428

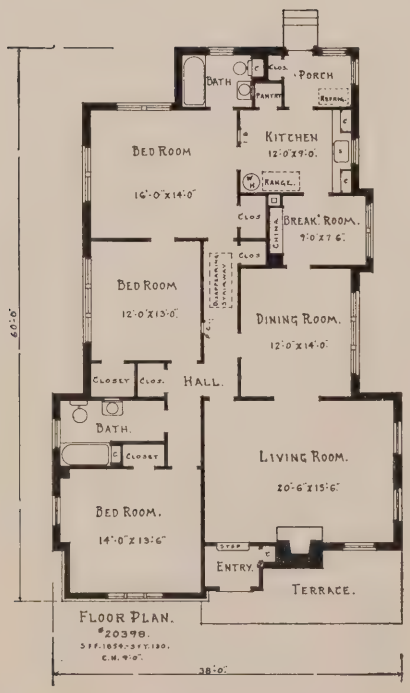
THE clean-cut, attractive appearance of this brick-veneer house is achieved without any great amount of unnecessary ornamentation and without resort to the bizarre or the spectacular in either detail or arrangements of the units which comprise the whole. Part of this effect is due to white mortar joints and mingled shades of the lighter tones of red brick, together with a pure white trim color on the woodwork. Faced south, this house would be ideal in those localities having a prevailing southern breeze, since such a facing would afford southern exposure for both of the bedrooms, the living room, and the dining room. No doubt the housewife will be pleased to note that this house has closet space beyond the minimum requirements. Access to the attic is provided by a spring-operated, mechanically balanced disappearing stairway, placed above a neat panel in the ceiling of the hall. The easy access provided by outside doors to the bedrooms and by the service porch entrance to the hall are some of the conveniences of arrangement to be found upon studying the floor plan.



No. 20428



No. 20398

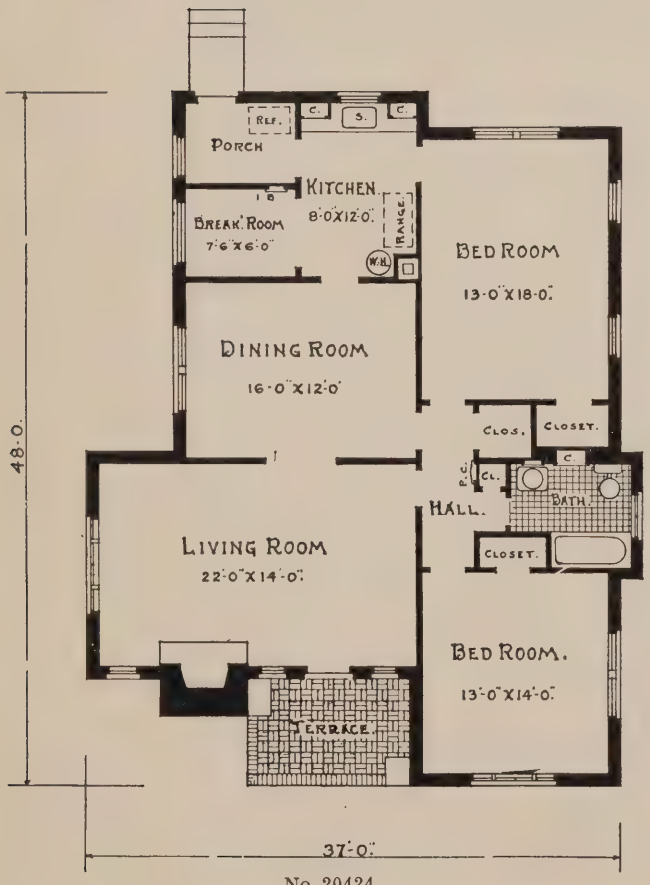


Plan No. 20398

THE use of stucco, half timberwork, blinds, field stone, shingles and brick gives this house a unique, pleasing, and restful appearance. The convenient entry, with its coat closet and wide opening to the living room, is covered by a curved extension of the front gable, as will be noted by referring to the photograph. It will also be noted by referring to the picture and plan that the always-charming effect of having the front entry almost level with the front yard is achieved by placing a step between the entry and the living room. The convenience of the arrangement of this three-bedroom, two-bath plan is readily apparent.



No. 20424



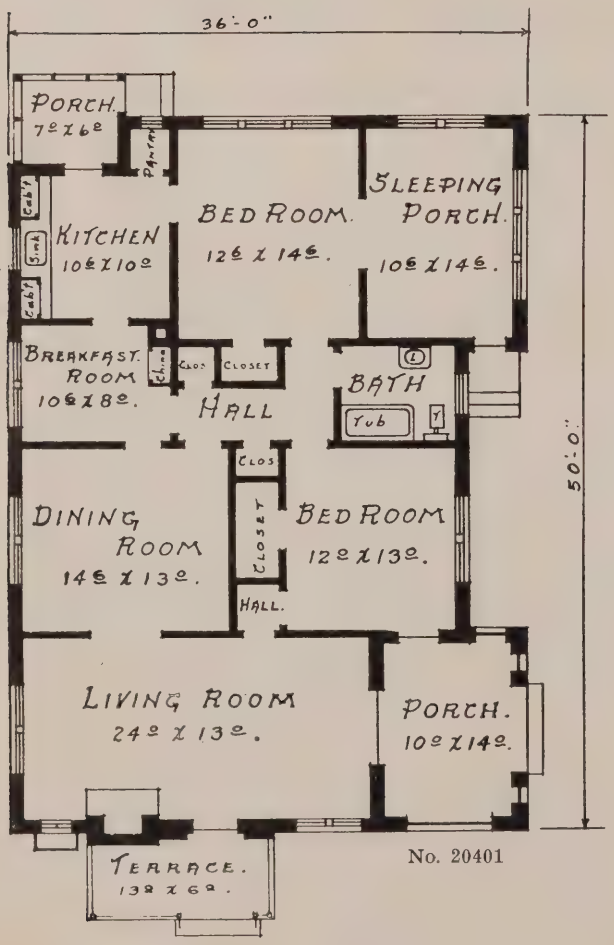
No. 20424

Plan No. 20424

IT WAS the purpose of the creator of this design to achieve, by the use of simple, inexpensive architectural detail and a pleasing, graceful arrangement of the whole, a brick-veneer possessing a charming and homelike effect. The designer wishes to call particular attention to the effect achieved by extending the roof beyond the front door to the face of the chimney, this roof being supported by a heavy beam having brackets at either end. In discussing the floor plan, attention is called first to the unusually small hall, considering the convenience and access it affords; also, in the matter of convenience, the doorway connecting the rear bedroom with the kitchen. The bathroom has a tile floor and tile wainscoting, and a convenient towel cabinet. The plans call for a 'phone cabinet and a disappearing stairway in the hall, and an ironing board in the breakfast room. The front windows of the front bedroom and the living-room and bathroom windows are out-swinging casements. The windows of the remainder of the house are of the standard double-hung, weight-balanced type, and are divided into six square lights to each sash. The casements at the end of the living room are the same as those in the front of the front bedroom.



No. 20401



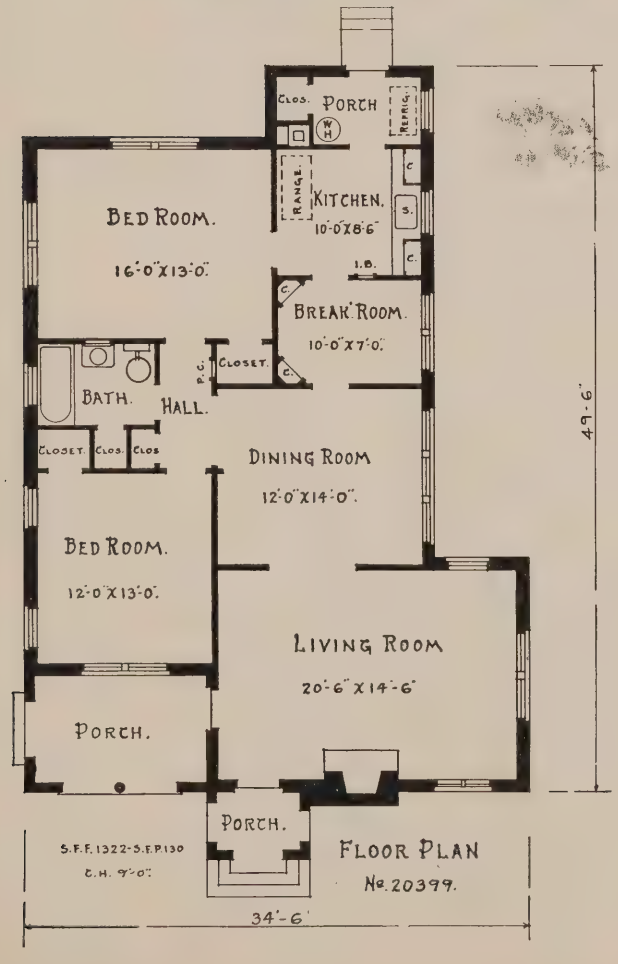
No. 20401

Plan No. 20401

THE grouping of the gabled circle-top front entrance and the chimney, with its wrought-iron panel, surrounded by the wrought-iron railing of the terrace, furnish an interesting unit which with the curved opening to the porch, the wrought-iron flower box under the living-room casements, and the shutters with their cut-out figures, produce an interesting and relatively inexpensive front. It will be noted that while this entrance grouping breaks the straight line of the front, yet, insofar as the cost of construction is concerned, it is practically a traight front. This brick-veneered house has a shingled roof and floors of oak. Access to the porch from both the living room and the front bedroom, a small hall giving complete accessibility, a sleeping porch for the rear bedroom, and a wealth of closets, including a pantry, are some of the conveniences embodied in this floor plan.

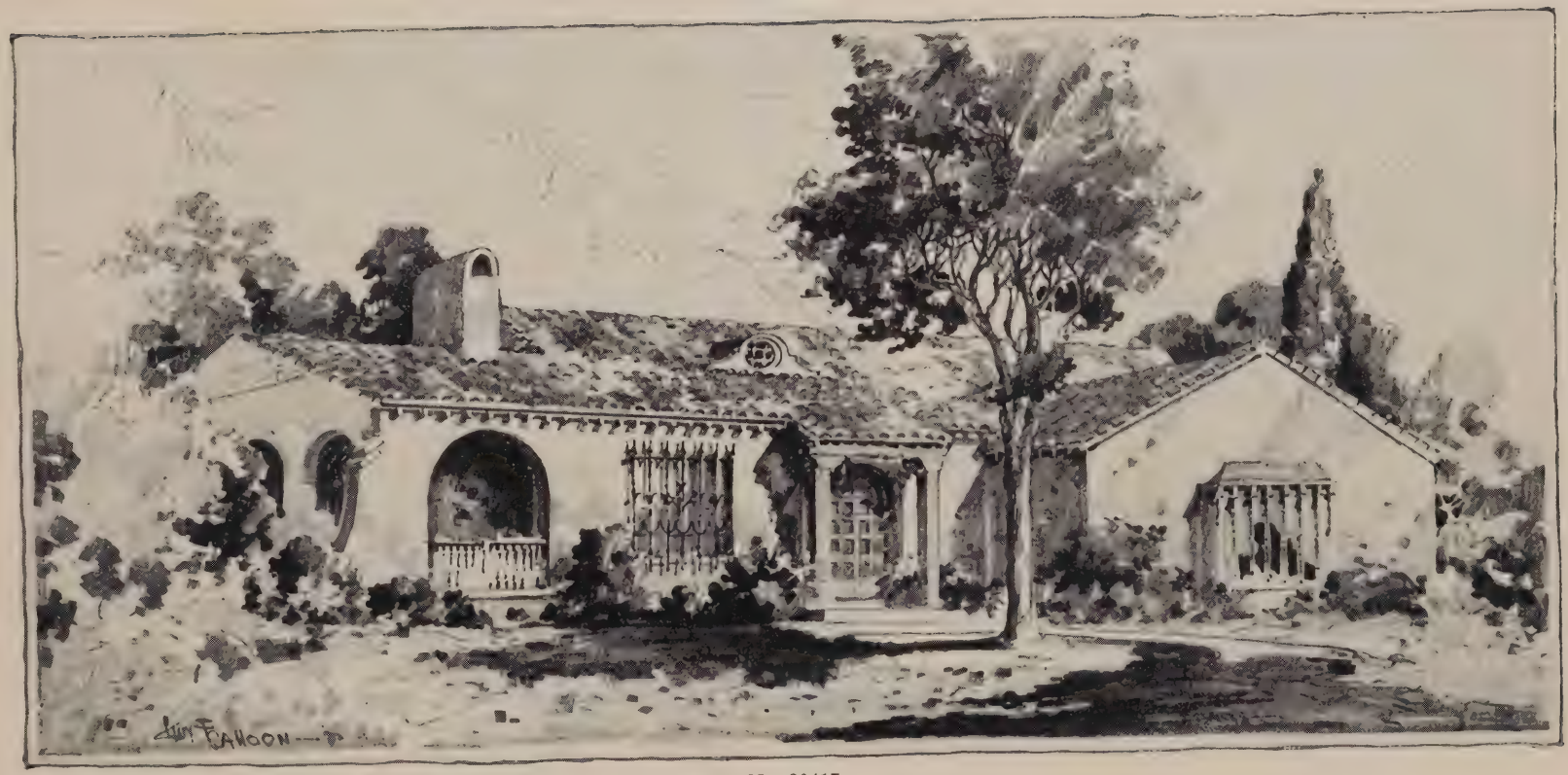


No. 20399



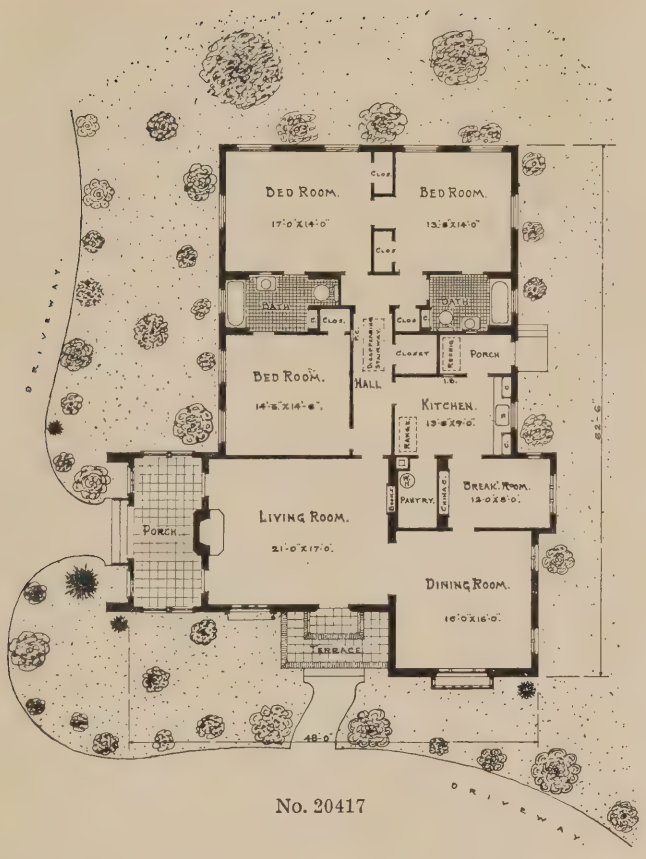
Plan No. 20399

THIS comparatively small brick-veneer cottage is so planned as to produce an attractive, convenient home at a very reasonable figure. Attention is called to the circle-top arches, the arches of the porch being supported by a twisted stone column. The bedrooms are conveniently placed on either side of a bath that is reached through a very short hall, which, it will be observed, also opens into the dining room. The wealth of closet space, corner-type china cabinets in the breakfast room, built-in kitchen cabinet, ironing board, and telephone cabinet are some of the conveniences—so often neglected, especially in the smaller, less expensive homes—that are provided in this house. It will also be noted that space has been provided on the service porch for the water heater and the refrigerator.



No. 20417

Spanish, Spacious and Alluring



No. 20417

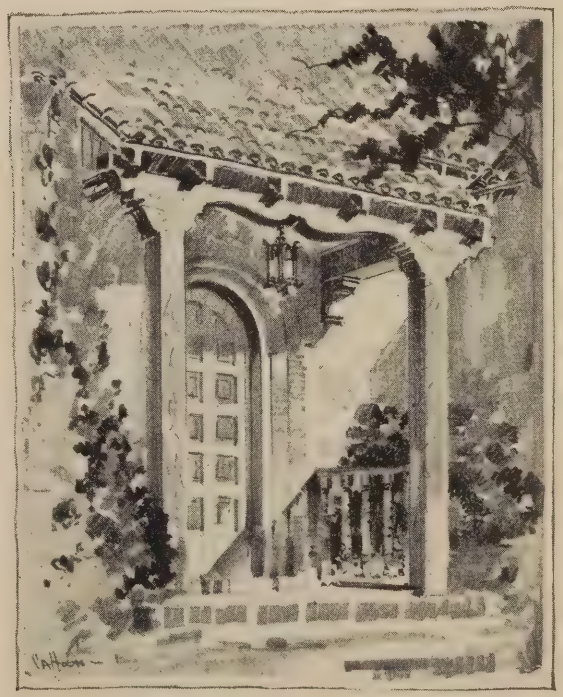
Plan No. 20417

SPANISH architecture of Old Mexico as developed in Southern California furnished the inspiration for the design of this brick-veneer residence, with its clay tile roof of variegated colors.

The tile platform in front of the dining-room windows has an attractively curved metal covering, supported by gracefully turned spindles. The railings of the arched openings to the porch and the railings of the entry covering also have a splendid treatment. These features, together with the heavy carved timberwork of the entry covering and the ornamental iron grille of the living-room windows, produce an effect that is both distinctive and pleasing.

The beamed ceiling of the living room, the plastered arch between the living room and the dining room, with its beautifully curved top, and the plastered book recess, with its open shelves and curved top to match the plastered opening, and the casement windows with their ornamental iron grille are the principal features of the living room.

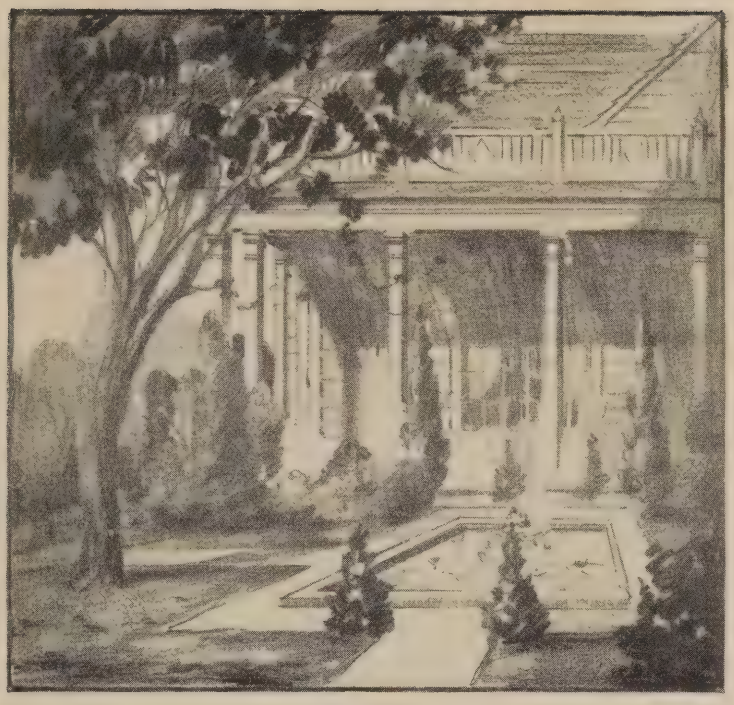
A few of the details of this conveniently arranged floor plan are a large pantry, an unusually large hall closet, direct access to bath from all bedrooms, and connecting rear bedrooms. The bathtubs are set in recesses having arched tops similar to the arch between the living room and the dining room. The breakfast-room cabinet is ample in size, and has a spindled and carved outline treatment in keeping with some of the exterior details.





No. 20418

Beauty Peculiar to Shingled Walls



No. 20418

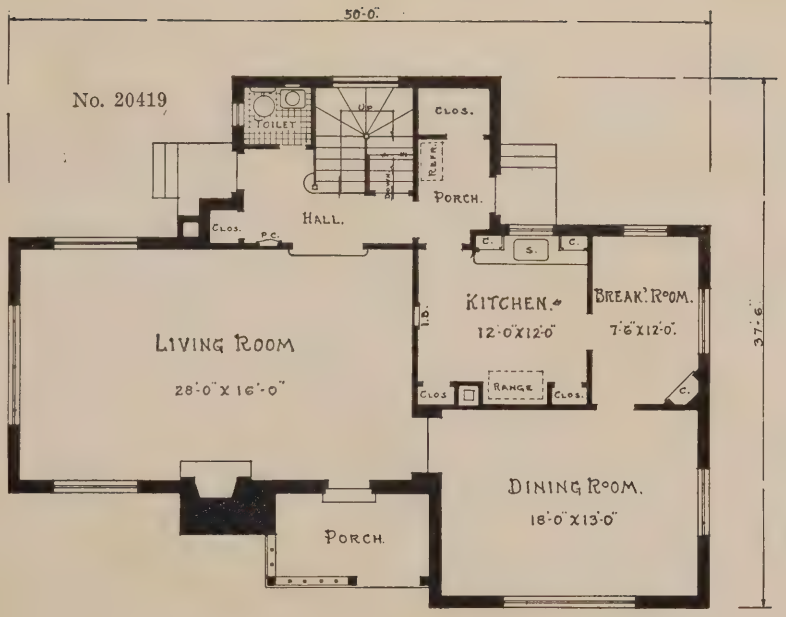


No. 20418

Plan No. 20418

THIS shingled cottage is intended especially to appeal to those who appraise the intrinsic value of the appearance of a cottage without consideration for the expensiveness of the materials used, and who also have noted that many of the most attractive effects achieved are peculiar to and are produced only in frame construction. While this is not an exceptionally large or expensive cottage, the graceful sweeps of the large front gable, the wide view to be had from the living-room bay, and the softening effect of shingled walls indicate an owner appreciative of a homelike, attractive residence.

The cabinet indicated in the breakfast room has a most attractive arrangement of small-paneled glass doors at top, an open space in the middle, and drawers and wood-panel doors at the bottom. The cabinets in the bathrooms have wood-panel doors at the top, drawers in the middle, and ventilated wood-panel doors for soiled linen at the bottom. These bathroom cabinets are set on top of the tile base to prevent an insanitary, untidy condition. The opening between the entry and living room has a segment-arch top. The trim around the outside of the front door is of unusual width, and attractively molded. Also, the front door is one of those unique and convenient doors, cut in the middle, and sometimes called a Dutch door. It is to be expected that the large rear porch will prove an unending source of delight to the members of the family who enjoy sitting on a secluded porch on warm summer days and evenings. The rear view of the house is unusually pleasing, as is indicated by the detail sketch.







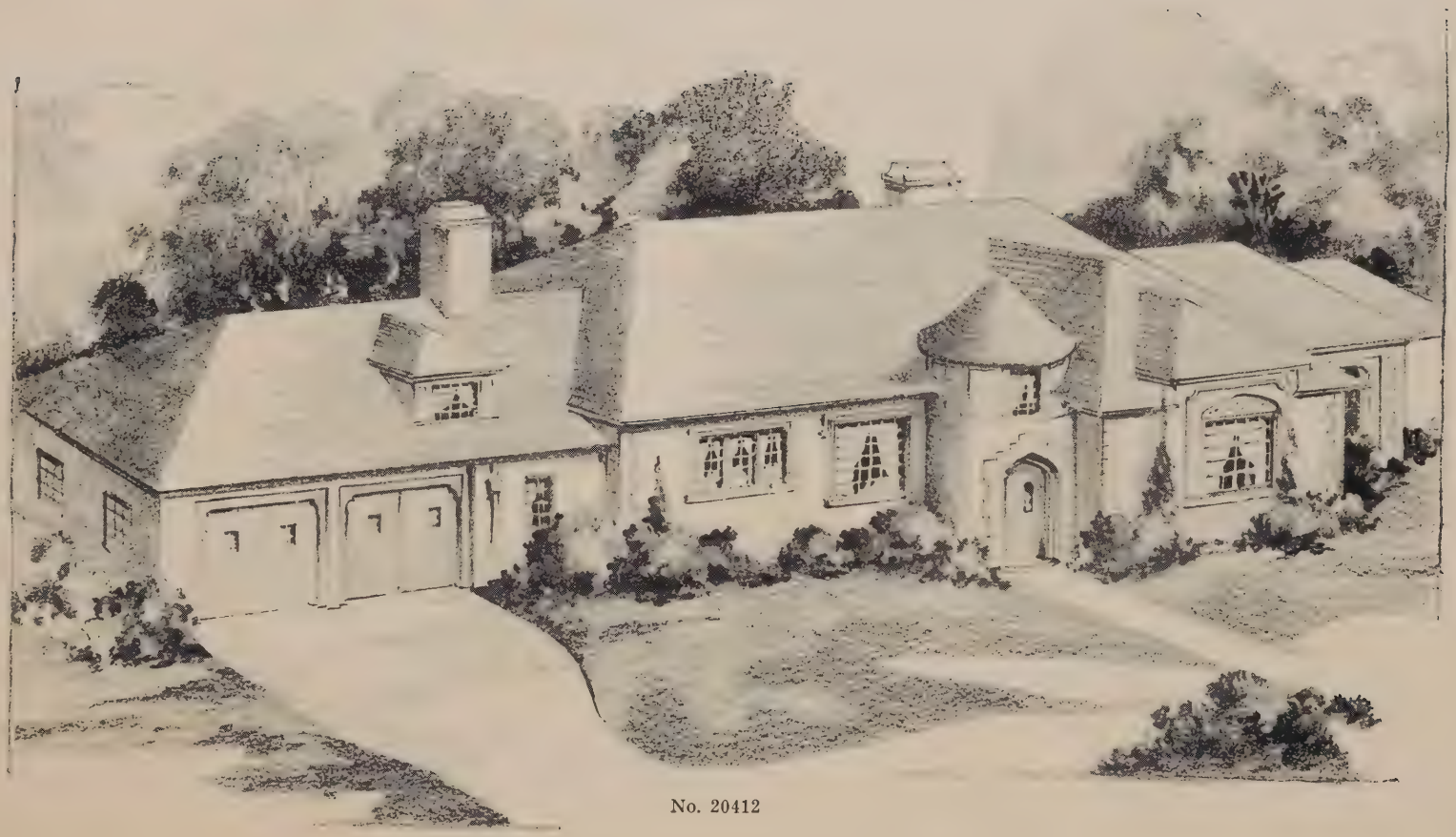
Plan No. 20419

THE easy, unstudied, informal beauty produced by the English idea in architecture, permitting eave lines of varying heights, and a graceful balance without studied, exact symmetry, is admirably taken advantage of by the house sketched on this page. The half-timbered second floor, the panels of which are brick, together with the brick and field stone of the first floor, essays a variation in colors and materials which is very pleasing. The reader will no doubt appreciate the inviting, friendly feeling of the entrance porch, with its half-timbered, spindle treatment, and unassuming yet arresting appearance. Those persons who object to the sharp corners of timber work will observe that the corners in this house have been softened by straight and curved beveling. The small ornamental iron rail balcony above the entrance porch will provide an excellent place for potted plants, should the owner be a lover of flowers. This brick-veneered, slate-roofed house has materials and construction of the best quality justified for this type and size of house, which is above the ordinary, and includes such things as sub-floors under hardwood floors, insulating and water-proofing paper, plaster on metal lath, heavy, close-spaced timbers, ample bracing, bridging, and underpinning, and reinforced concrete foundation, turned stair newels and balusters, kitchen and breakfast-room cabinets that have the appearance of furniture, and tiled baths. Attention is called to the location of the stairway, which is convenient to and easily viewed from the living room through French doors, and yet furnishes a stairway for the side entrance and the kitchen without the expense of a costly rear stairway. The view through the arched opening, shown above, is from the dining room to the living room. The reader will observe that the living-room floor is one step lower than the dining-room floor. The basement is under the rear projection and is conveniently reached by a stairway economically placed underneath the stairway to the second floor.



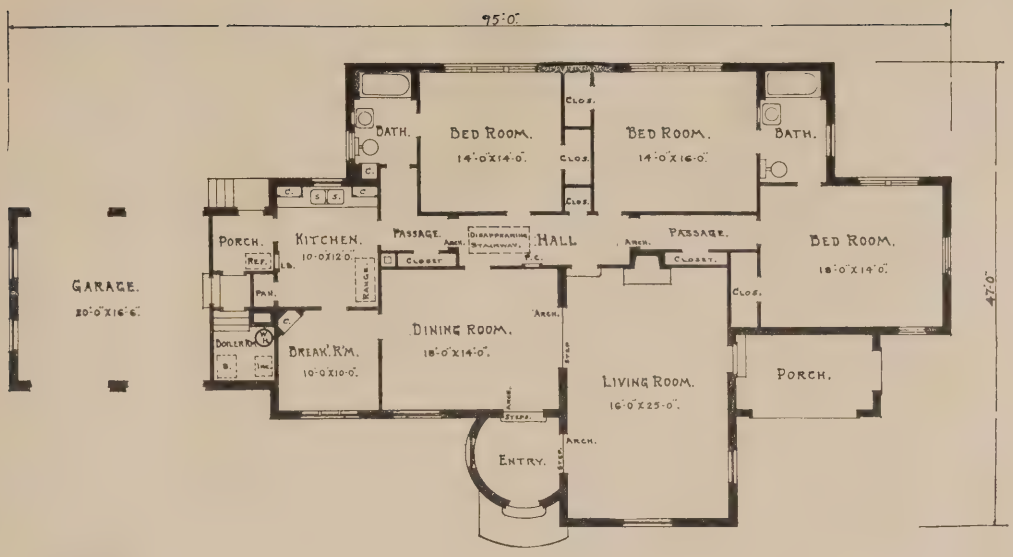
No. 20419

Half Timber, Brick and Stone for Variation



No. 20412

The Sunny South Meets Sunny France



Plan No. 20412

THE chateaus of sunny France provided the inspiration for this residence. Its elongated floor plan, cross-ventilation, and numerous openings make it particularly adapted to the sunny South. In studying this plan, one can easily imagine that one can hear the ring of wooden shoes of the French peasants on time-worn, rounded cobblestones, which brings to mind the homy feeling and atmosphere for which the French homes are noted. This house, with its slate shingle roof, stone trim, brick-veneer walls, and restrained treatment should appeal to all persons who appreciate true merit and are not worshipers of the ostentatious and cheap pretentiousness in architecture.

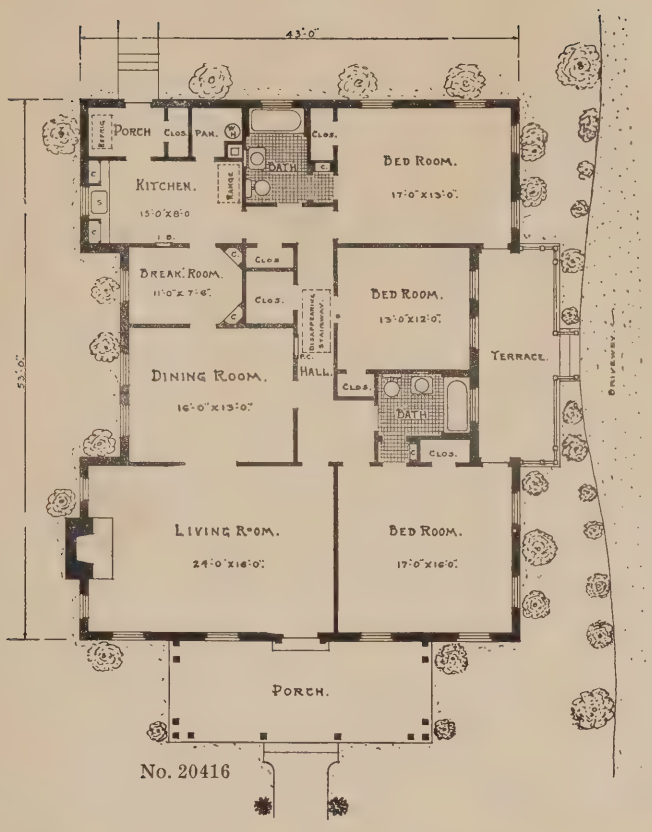


WHILE the entire conception of this house represents a distinct variation from the stereotyped, a decidedly convenient and practical floor plan has been achieved. The outstanding features of the floor plan are: attached garage, outside entrances to porch and boiler room, incinerator in boiler room, complete ventilation for every bedroom—an important feature in those localities that have a prevailing summer breeze—and the ground level entry, which is two steps below the dining room, and one step below the living room, which, of course, makes it one step from the living room to the dining room and hall. This house has plastered walls, hardwood floors, tile baths, and a number of steel casement sash, disappearing stairway, and all the many things necessary to produce a really good house. A view of the living room toward the mantel and the dining-room arch is shown by the sketch at the left.



No. 20416

A House Designed for the South



No. 20416

Plan No. 20416

IT WAS the purpose of the designer to achieve in this one-story Colonial the same graceful simplicity typical of the two-story homes of our Southern Colonials, the front porches of which were so often used for the dispensing of the hospitality for which the South is justly famed. The front entrance shown below by the detail sketch, with its fluted columns and general classical treatment, will no doubt appeal to the reader as a doorway that will be typical of the welcome that is always extended to the many friends possessed by most people who have a liking for Colonial homes. While only the front and a small portion of the side can be shown in this sketch, the remainder of the house, with its single-spaced shuttered openings and wood railed terrace, has the same simplicity of treatment and balanced proportion indicated by the sketch.

THIS brick-veneer home has an unusually compact and convenient floor plan, especially in regard to the shortness of the hallway for a three-bedroom plan, and also because both bathrooms not only communicate with the hallway but with a bedroom, giving the occupant of the third bedroom an opportunity to enter either bathroom. Each bathroom has a towel cabinet with ventilated compartment at the bottom for soiled clothing. The convenient kitchen cabinet, with its ample space, is thoroughly equipped with condiment holders placed in a convenient rack; flour and sugar dispensers suspended from the bottom side of the top cabinet, bread board, padded silverware drawer, metal-lined bread and cake drawer, and ventilated vegetable compartment equipped with wire baskets.

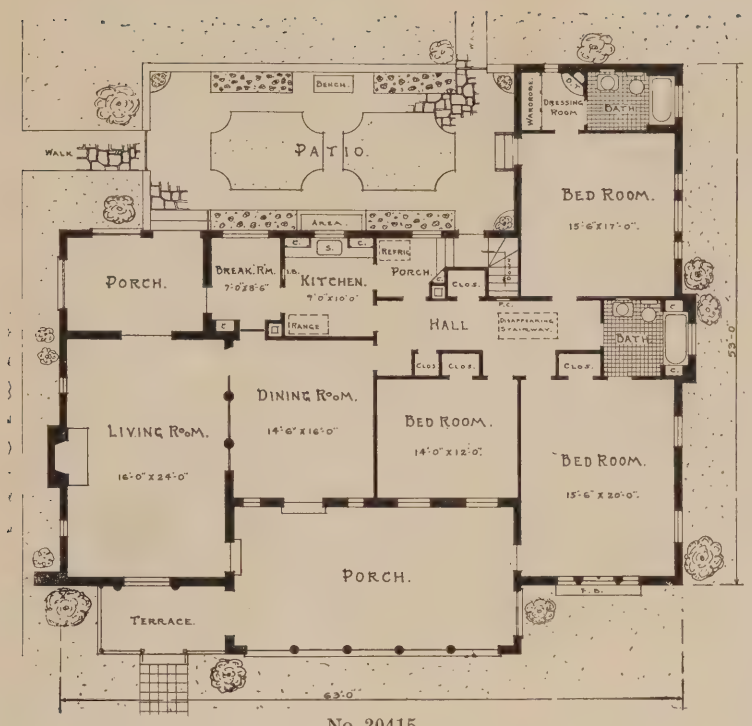




No. 20415

A Spanish Stuccoed Cottage

Plan No. 20415



No. 20415

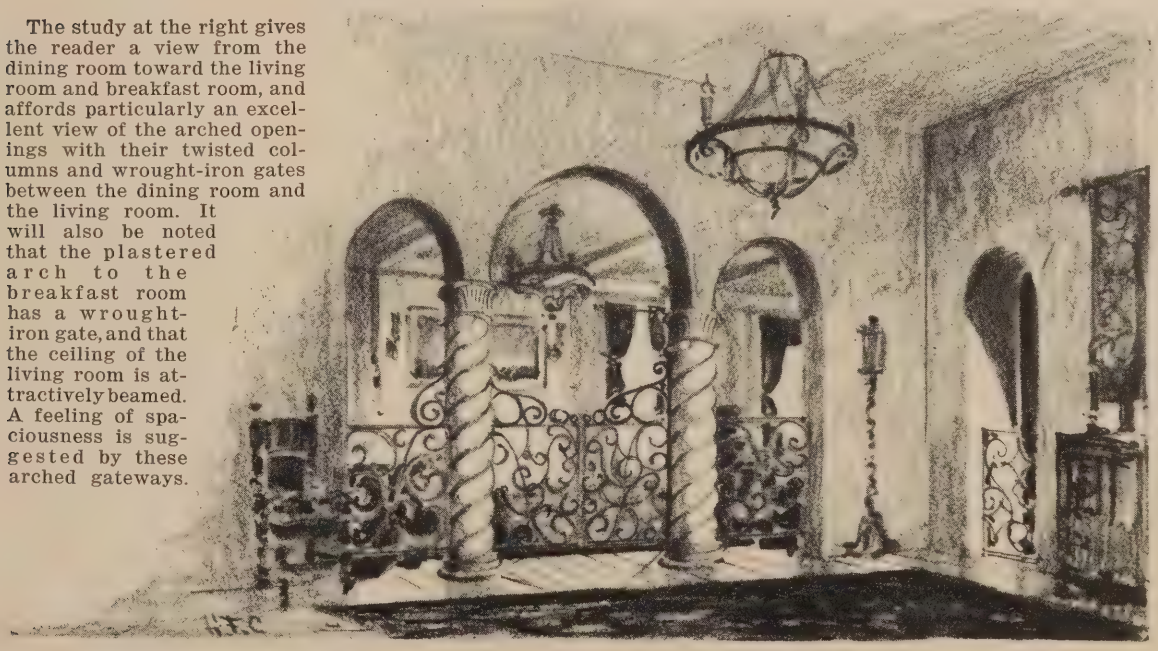
THIS Spanish stuccoed cottage, having exterior walls of tile, is designed to appeal to all those readers who appreciate the simplicity and deliaccy of detail characteristic of this type of architecture. The Spanish grandee, with his love of comfortable living, would no doubt feel entirely at home in this house with its generous porches, patio, and unusual amount of cross ventilation.

The quarry tile floors of the front porch and the terrace, the slate flagstone walks in the patio, and the tile roof are quality materials strictly in keeping with those indicated by the sketch of the exterior.

The tile baths, having tubs set in recessed arches, are certain to prove sources of lasting satisfaction. The expected convenience of a dressing room is achieved in this plan by placing a quarter-circle top-dressing table, having a cosmetic cabinet and three-pieced hinged Venetian mirror in the corner between the bathroom door and the dressing-room window, and also by providing a wardrobe having a spacious clothes compartment containing a shelf, with hanger rod below, smaller compartments for hats and shoes, and drawers for smaller articles of clothing which are concealed behind the doors of the wardrobe.

The well-lighted basement, for the heating plant and other purposes, is placed underneath the breakfast room, kitchen, and kitchen porch, and is conveniently reached both from the inside and the outside by the use of a grade entrance.

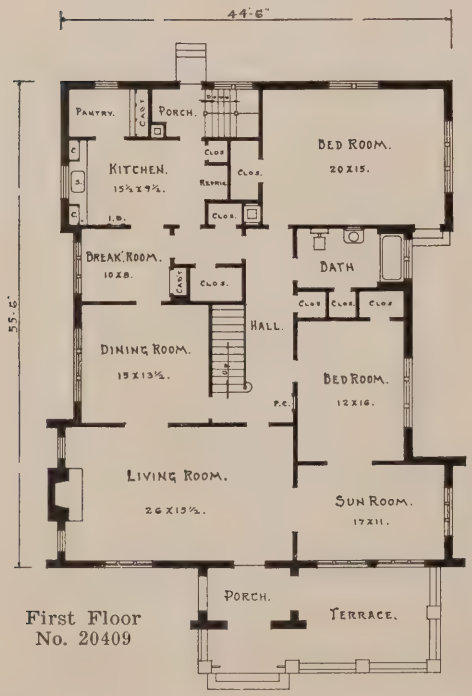
The study at the right gives the reader a view from the dining room toward the living room and breakfast room, and affords particularly an excellent view of the arched openings with their twisted columns and wrought-iron gates between the dining room and the living room. It will also be noted that the plastered arch to the breakfast room has a wrought-iron gate, and that the ceiling of the living room is attractively beamed. A feeling of spaciousness is suggested by these arched gateways.



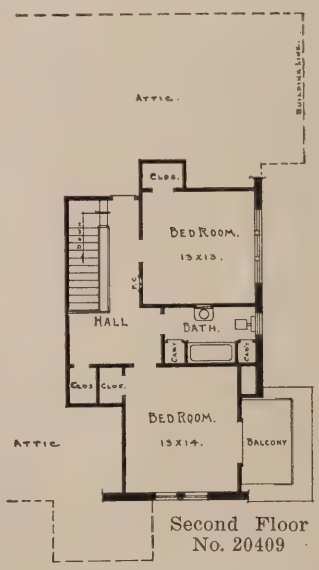


Plan No. 20409

THE story-and-a-half English style brick-veneer home pictured above is individual and distinctive in its design. The battered gable, the leaded casement windows, and the artistic manner in which stone is used for the trim, are the high-lights of the exterior plan. An array of conveniences are cleverly incorporated in the plans. Note the built-in cabinets in the breakfast room, kitchen, pantry, and particularly in the niche which has been provided in the kitchen for the refrigerator. In addition to the numerous closets shown, the roomy space in the attic, made accessible through a door placed at the end of the second floor hall, may also be used for storage. The plan provides for a basement, 15 x 22 feet, under the left-hand portion of the building. The basement stair leads down from the service porch.



First Floor
No. 20409



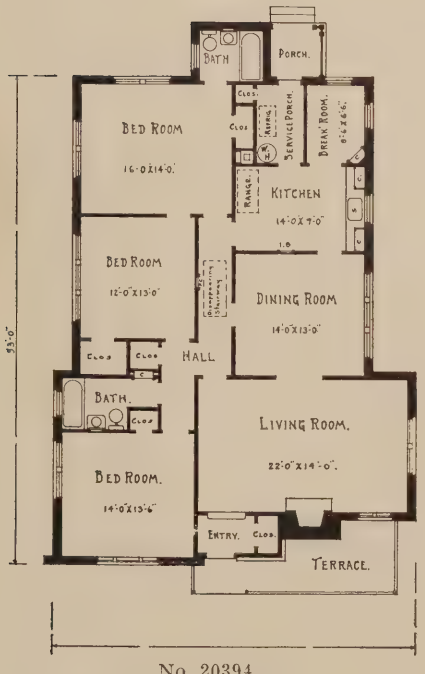
Second Floor
No. 20409

"Heap on more wood, the wind is chill,
But let it whistle as it will,
We'll keep our Christmas merry still."

—Sir Walter Scott.



No. 20394



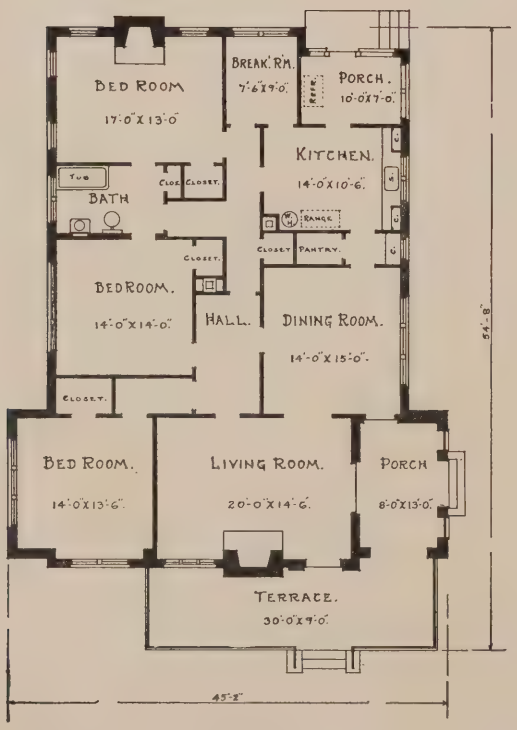
No. 20394

Plan No. 20394

BRICK, field stone, and stucco are harmoniously combined in the exterior finish of this cottage. The steep roof, the casement windows, and the paneled entry gable are distinctive features which stamp the house as English in character. The floor plan shows well-laid-out, generous-sized rooms, served by two tiled baths, one of which is a private bath for the owner's bedroom.



No. 20387



No. 20387

Plan No. 20387

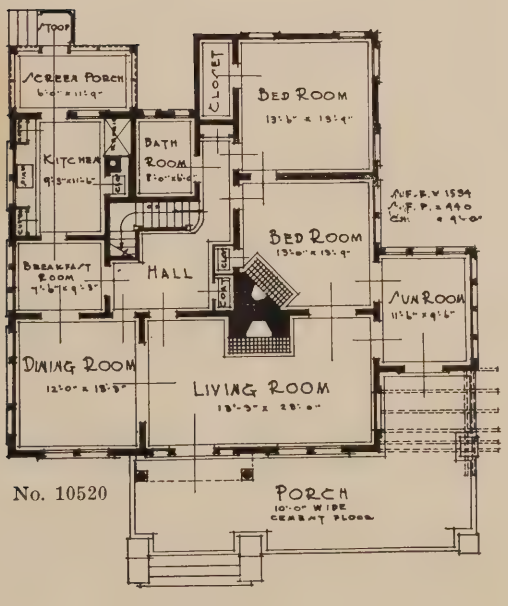
EXCELLENT lines and pleasing proportions are reflected in this brick-veneer home of six rooms, breakfast room, and bath. Outside, note the impressive chimney, the attractive doorway, and the leaded casement windows in the living room; also, the effective manner in which wrought iron is used to bring out the true beauty of the design. Inside, the arrangement is ideal, the closet facilities ample, and the accessibility of plan complete, each room of the house, including the breakfast room, being directly accessible from the hall.

"The longing to have a home of our own is perhaps the deepest and most universally cherished of all human desires—the longing for a place around which the family traditions and associations may center —a place where the family may develop to its fullest."

—Selected.



No. 10520



No. 10520

Plan No. 10520

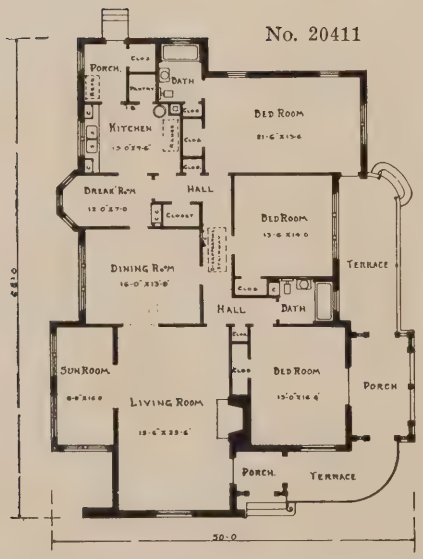
THE lover of the Colonial-type home will find the accompanying plan most interesting, both from the standpoint of exterior appearance and from the layout of the various rooms. The double fireplace, the sun room with French doors leading to the pergola-covered porch, and the stairway leading to the attic, where trunks and the odds and ends that accumulate around the house may be safely stored away, are just a few of the interesting features that will be revealed upon studying the plan.



No. 20411

Plan No. 20411

THE accompanying plan will find popular favor with the discriminating builder who desires a home that is out of the ordinary, and who is willing to invest an additional sum to achieve this result. The living room has a high vaulted ceiling, attractively beamed, as shown by the interesting detail study below. The flush tile mantel and the large view window add an unusual note of distinction. The exterior walls are brick-veneered and trimmed with stone.





View of living room—No. 20411



No. 20410

Plan No. 20410

IT IS not necessary to call attention to the attractiveness of this design. The illustration speaks admirably for itself. It is, perhaps, one of the most attractive brick-veneer cottages that has made its appearance on the Home-Building Page. The floor plan, too, is very worth while, the nursery being a feature that will particularly appeal to the family with small children.



"The satisfaction of a beautiful house cannot be reduced to monetary terms, but its value, through its influence on the owner and his family, and its effect on the community, is none the less real."

—Selected.



No. 20397



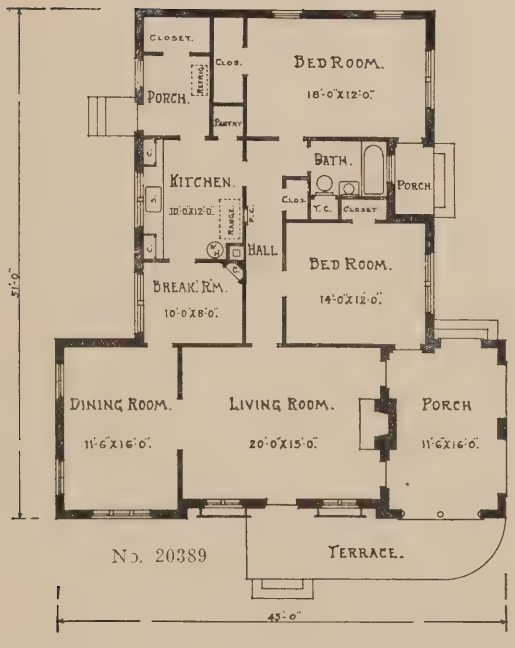
No. 20397

Plan No. 20397

HERE is an attractive little brick-and-stone-veneer cottage that is commendable for its compact arrangement to include five closets, rooms that are commodious enough to be thoroughly pleasant, and a kitchen replete with all the conveniences necessary to make the housekeeper's work easy An attractively designed brick mantel in the living room and the two cross-corner china cabinets in the breakfast room are features that lend further individuality to this home.



No. 20389



Plan No. 20389

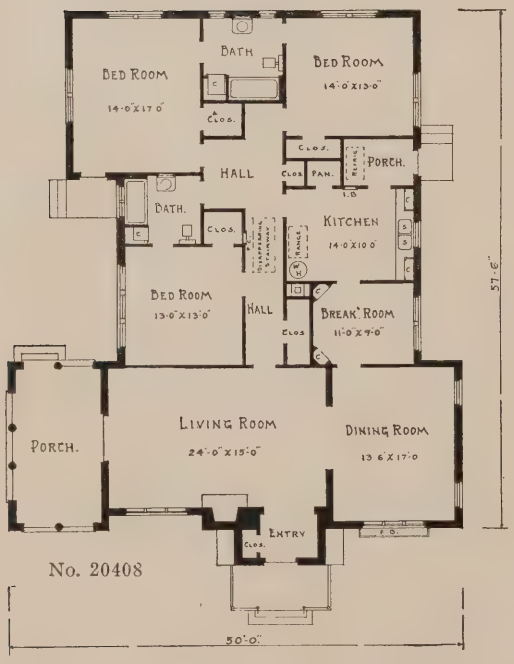
THE floor plan of this cottage is efficient to a high degree, and the exterior, executed in brick veneer, achieves an appearance that stamps it as a home of unusual individuality and charm. The feature of the living room is the tile mantel with tile shelf and hearth, with French doors, one placed on either side of the mantel, leading out to the deep, roomy porch, the view from which is handsomely framed with a series of graceful arches. There is ample closet space, and the service arrangements are unusually complete.

"God gave all men all earth to love,
But, since our hearts are small,
Ordained for each, one spot should prove
Beloved over all."

—Selected.



No. 20408



No. 20408

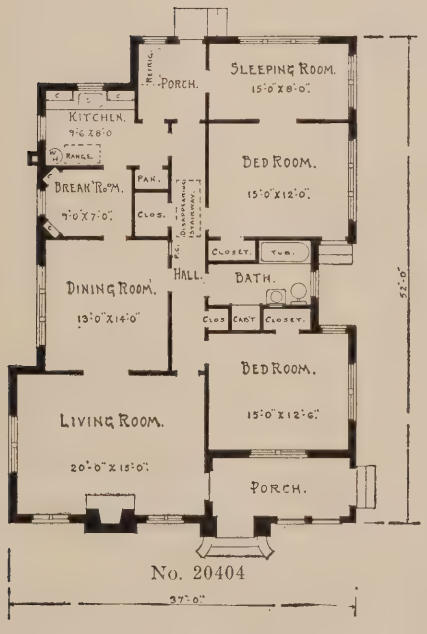
Plan No. 20408

AN UNUSUALLY charming and gracious effect has been achieved in the exterior of this brick-veneer home of six rooms, together with breakfast room and two tiled baths. It has an individuality about it that arrests and holds the eye. And, inside, nothing has been overlooked in the attempt to produce just the interior that one would naturally expect to find in a home of such individuality and charm. A careful study of the floor plan will reveal conclusively that the interior lives up to the promise offered by the exterior in a manner that leaves nothing to be desired.

"There is no happiness that compares with home-living and home-loving; no industry as vital in the lives of us all as that of home-providing."
—Selected.



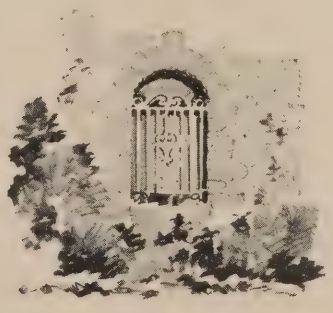
No. 20404



No. 20404

Plan No. 20404

BRICK, native rock, and patterned car siding are the materials selected to produce this design. The combination is truly a happy one, and the results obtained are clearly shown by the accompanying drawing. The various rooms of the house are well laid out, and the numerous large windows will insure plenty of light and ventilation. In addition to the closets shown in the plan, the space in the attic is made available for storage purposes through the use of a disappearing stairway installed in the ceiling of the hall. The detail shows the decorative panel in the chimney of this design.





No. 20393



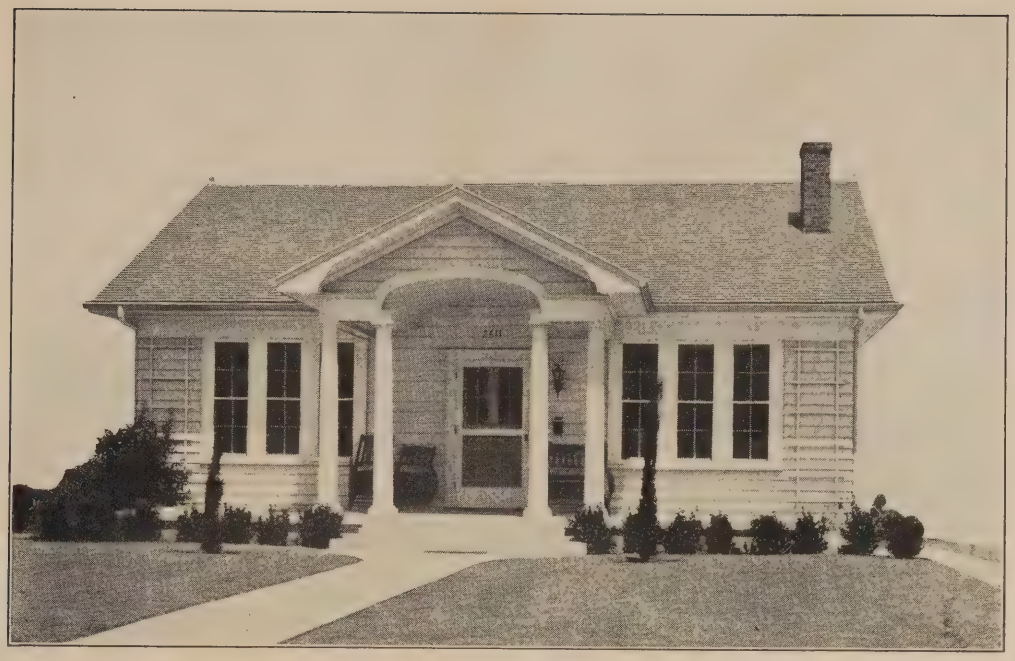
No. 20393

Plan No. 20393

THE exterior of this home is most individual in its treatment, and possesses character to a high degree. The living room is the interior feature of the plan, with its large circle-top steel sash and high-vaulted ceiling. Other interesting features are the corner cabinets in the breakfast room and the two tiled baths. Each bedroom, it will be noted, has a direct entrance to the bath.

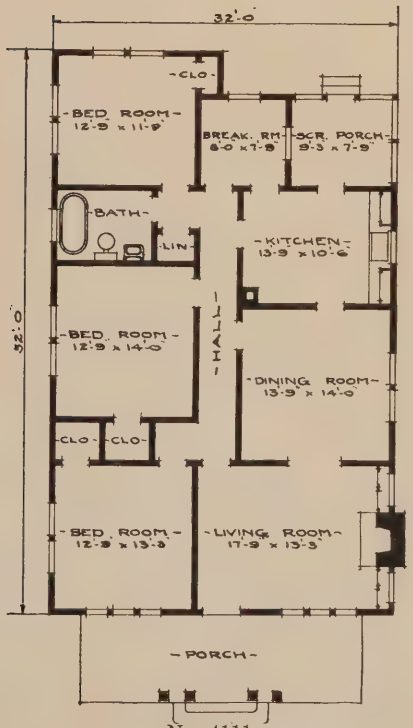
"I've often wished that I had clear
For life, six hundred pounds a year;
A handsome house to lodge a friend;
A river at my garden's end;
A terraced walk, and half a rood
Of land set out to plant a wood."

—Swift.



No. 4111

Small Type Colonial Home



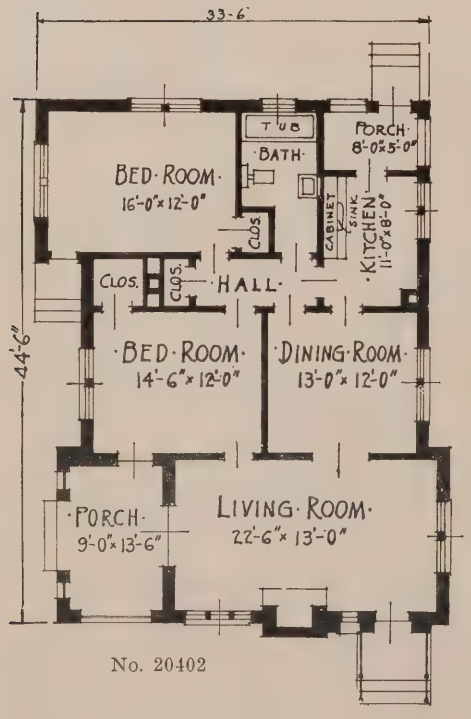
No. 4111

Plan No. 4111

PICTURED here is another of those attractive Colonial homes which are always in good taste, possibly because they are so thoroughly American. The floor plan achieves six generous-sized rooms, sensibly laid out and with ample windows to insure plenty of light and ventilation. The fireplace in the living room has bookcases built on either side.



No. 20402



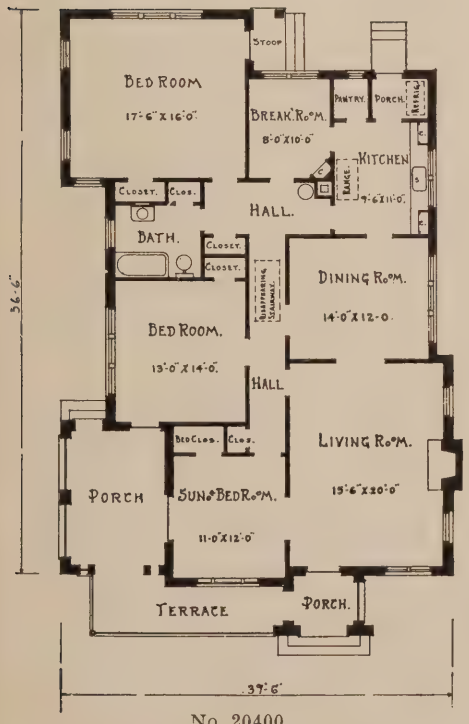
No. 20402

Plan No. 20402

AN UNUSUALLY attractive small English-type cottage with brick-veneer walls and shingle roof. The arched porch and entry and the graceful treatment of the roof lines are particularly interesting. The floor plan is a model of compactness and convenience and, combined with such a charming exterior, is sure to appeal to a host of our readers; particularly those who are interested in small homes of character.



No. 20400



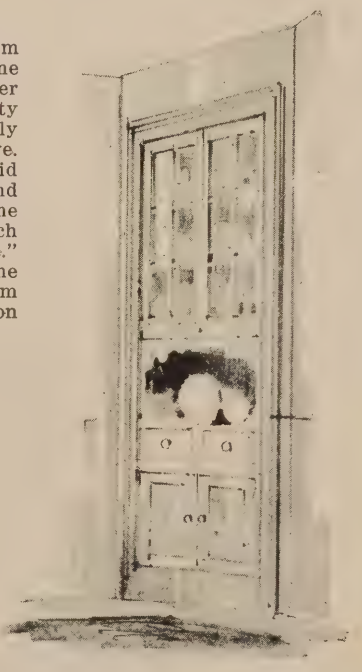
No. 20400

Plan No. 20400

INDIVIDUALITY and charm are expressed in every line of this sturdy brick-veneer home. It has an air of solidity about it that immediately catches and holds the eye. The plan is excellently laid out, both from within and without, and possesses all the little niceties of detail which really make a house a "home." The china cabinet across the corner of the breakfast room is interestingly detailed on the right.

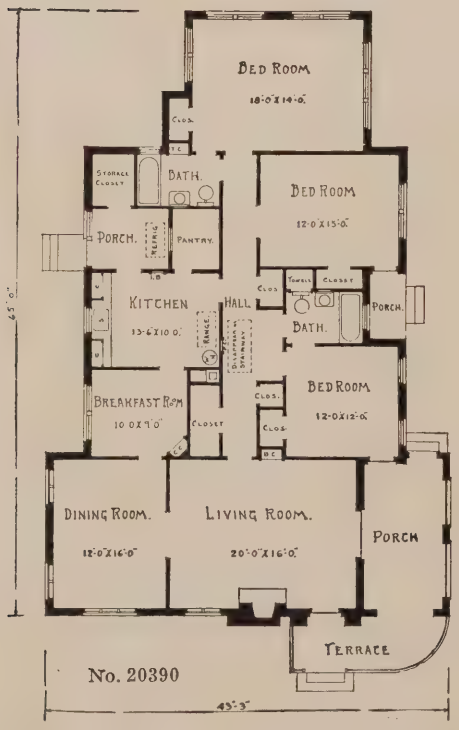
"There's no substitute for those personal and civic qualities that have their slow growth in an owned home—qualities of integrity, mutual consideration, upstanding independence."

—Dr. Julius Klein.



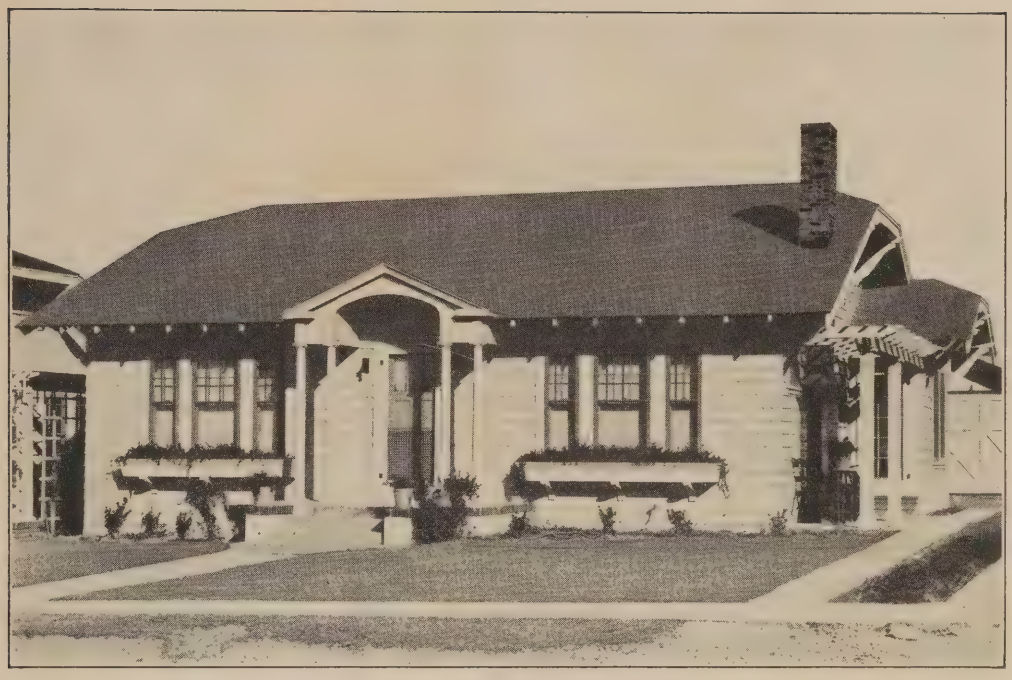


No. 20390



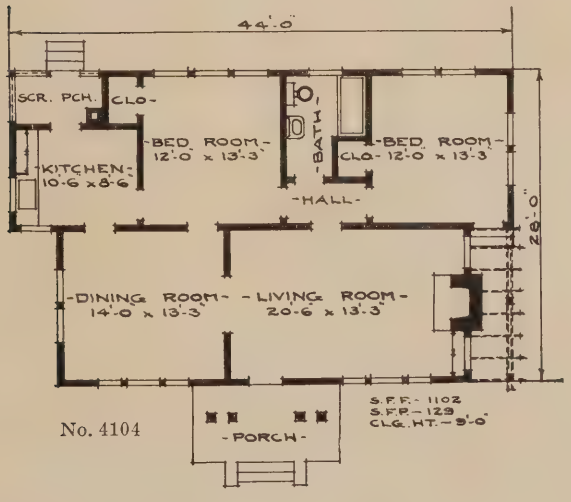
Plan No. 20390

A STUDY of the floor plan of this attractively designed brick-veneer home will convince one that here, indeed, is a home that is unusually complete in its appointments. The floor plan provides for a living room, dining room, three cross-ventilated bedrooms, two tiled baths, a kitchen and breakfast room, and a wealth of closet and storage facilities, including a handy pantry for the kitchen. The arrangement of the rooms to many will prove ideal, and the exterior presents an appearance that is altogether pleasing to the eye.



Plan No. 4104

THIS design is for the medium-sized family where a compact house is desired, yet where exterior beauty may be more in keeping with that of the more pretentious homes. While the lines of the building are simple, yet the general treatment of roofs and porch is such as to eliminate anything boxlike in appearance. The rooms are all of generous size and well-arranged.

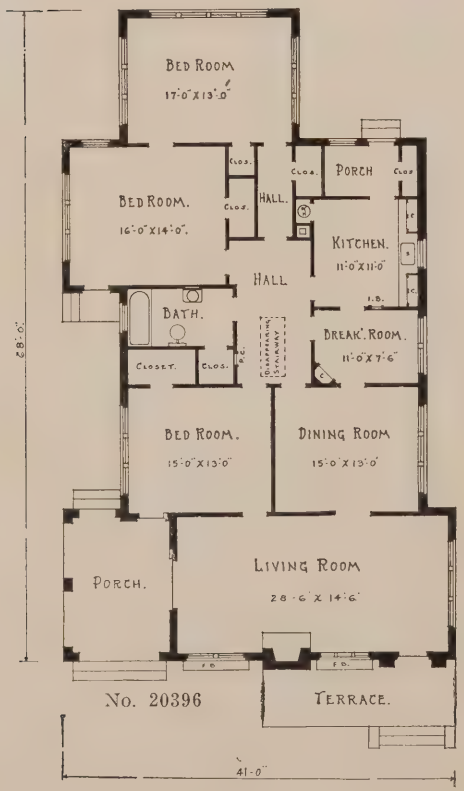


No. 4104

"And hie him home
At evening's close
To sweet repast
And calm repose."
—Thomas Gray.



No. 20396



Plan No. 20396

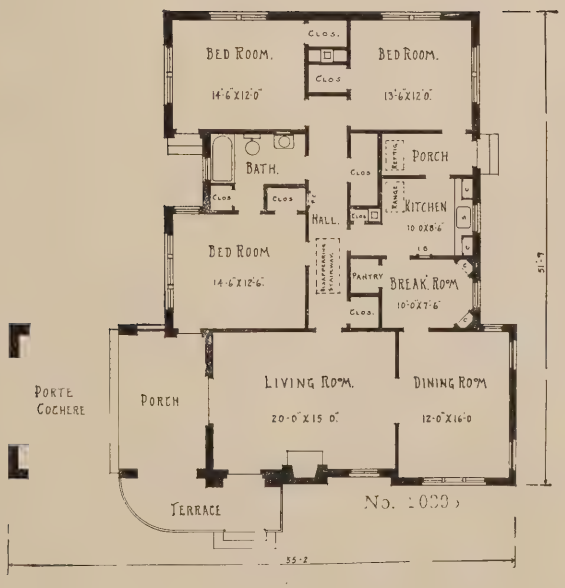
ANOTHER imposing brick-veneer cottage of individuality and charm. The roof lines, the arches in the porch, and the door and window treatments are all in happy accord. The interior arrangement is ideal, and a careful study of the plan will reveal many features of convenience which result only from careful and specialized planning.

"Building a home! Well, I reckon that's fun,
Because it's a job you never get done;
For after the plannin' an' worry an' fuss,
An' the contractor's quit an' you clean up the muss,
An' the building is finished from cellar to dome,
You've got to get busy an' make it a home."

—Edgar A. Guest.



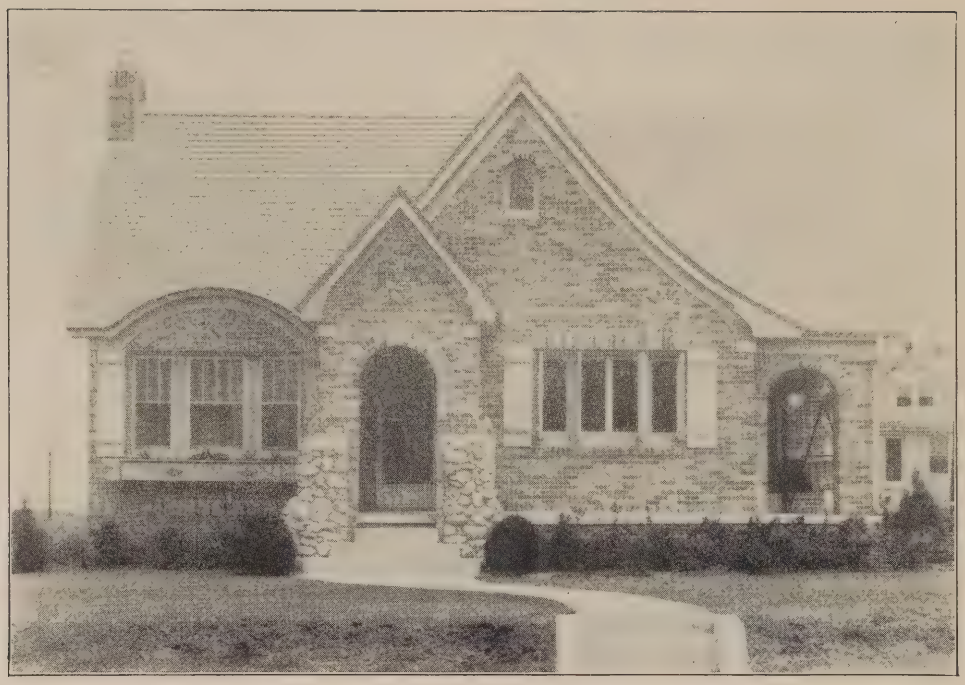
No. 20395



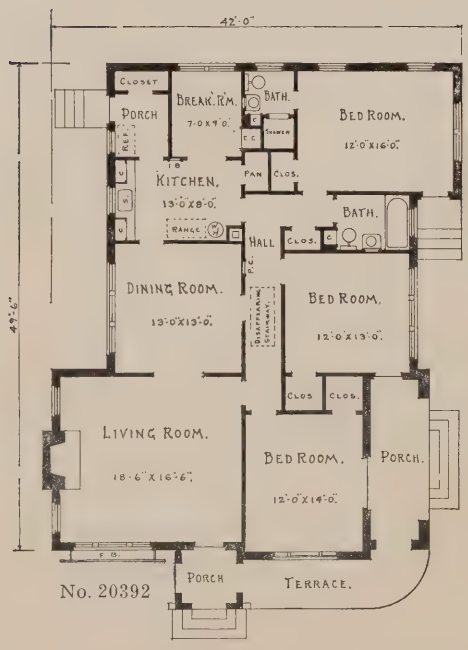


Plan No. 20395

HERE is a brick-veneer cottage that is complete in every sense of the word. The exterior is highly satisfying and the interior provides every comfort found in the most modern homes of today. Both from within and without this home rises far above the commonplace. Note the detail of the chimney panel, with its graceful scrolls of wrought iron.



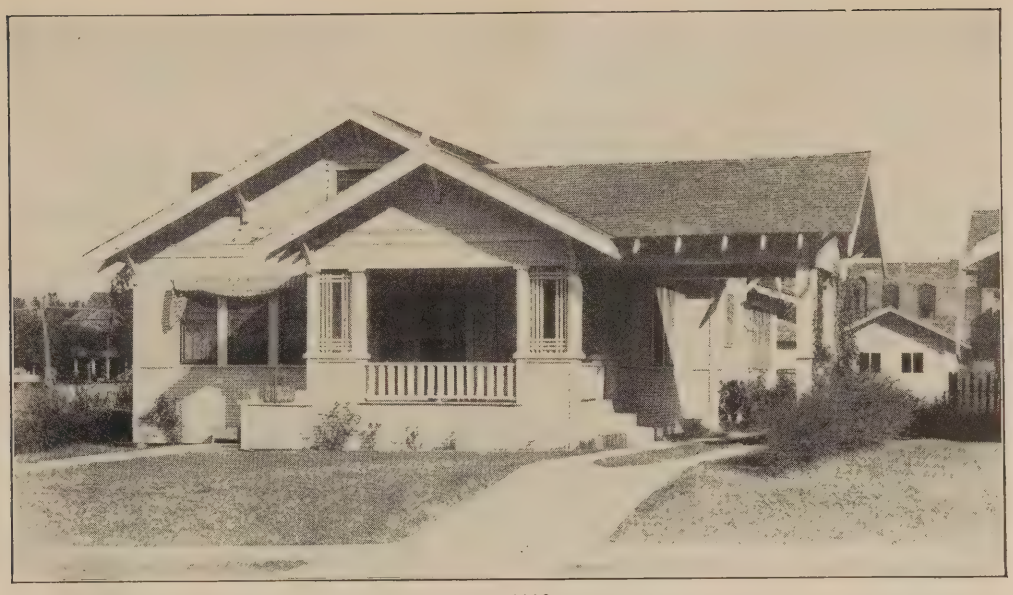
No. 20392



No. 20392

Plan No. 20392

HERE is a brick-veneer cottage that delights the eye at the first glance. Approval of it grows with study. The floor plan is unusually complete in its appointments—two baths, each with a towel cabinet, breakfast room, with its built-in china closet; and the outside entrances to the bedrooms being only a few of the many practical features. A study of the floor plan will reveal many others of a most interesting nature.

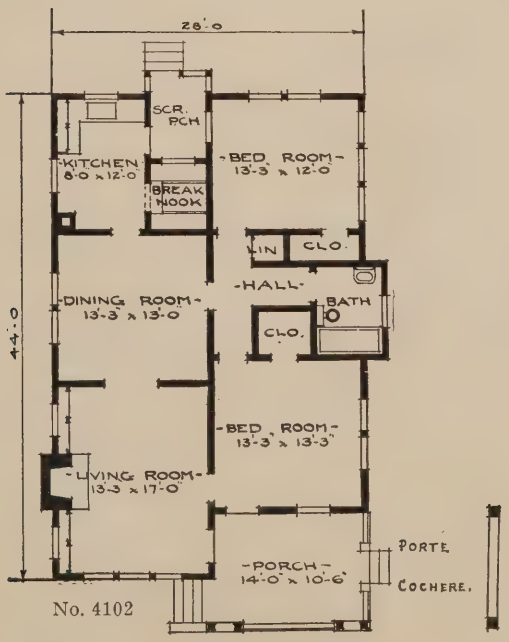


No. 4102

Pleasing and Comfortable

Plan No. 4102

THIS home, while of moderate cost, provides all the comforts of modern living. It has five primary rooms, breakfast nook, and bath, and the arrangement is such that all space is used to the fullest advantage. The living room features an arched brick mantel, with bookcases built on either side. The roomy front porch and the porte cochère add materially to the utility and the attractiveness of this design.



No. 4102

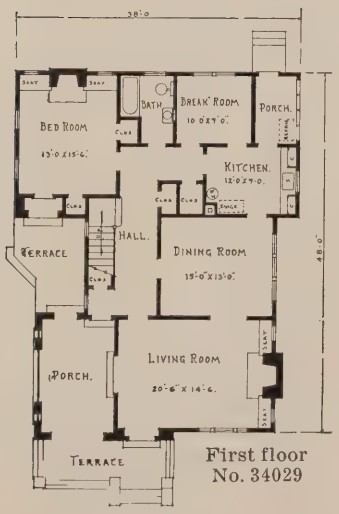
"Our purpose is to build in this Nation a human society, not an economic system. We wish to increase the efficiency and production of our country, but its final purpose is Happier Homes."

—President Hoover.



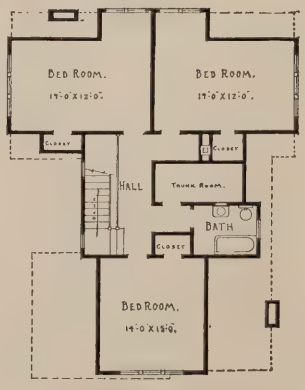
Plan No. 34029

THE accompanying story-and-a-half English design is carried out in stucco applied over metal lath. The roof is of composition shingles in colors to harmonize attractively with the stucco finish. The plan achieves four roomy bedchambers, one of which is located on the first floor and is equipped with an attractive fireplace with a seat built in on either side. A study of the floor plans will show that the house is every bit as convenient in its arrangement as it is attractive in its exterior appointments. The detail in the center below shows the top portion of the living-room fireplace chimney.



First floor
No. 34029



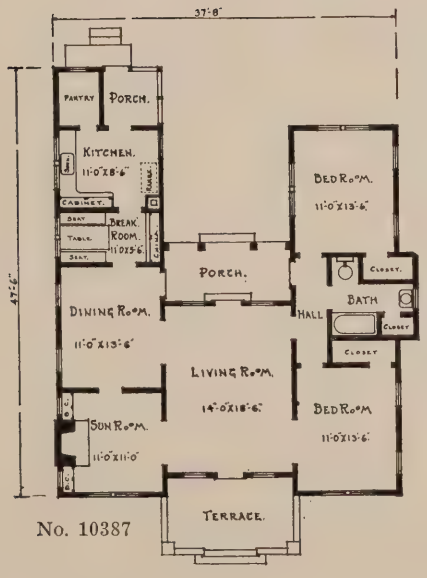


Second floor No. 34029



No. 10387

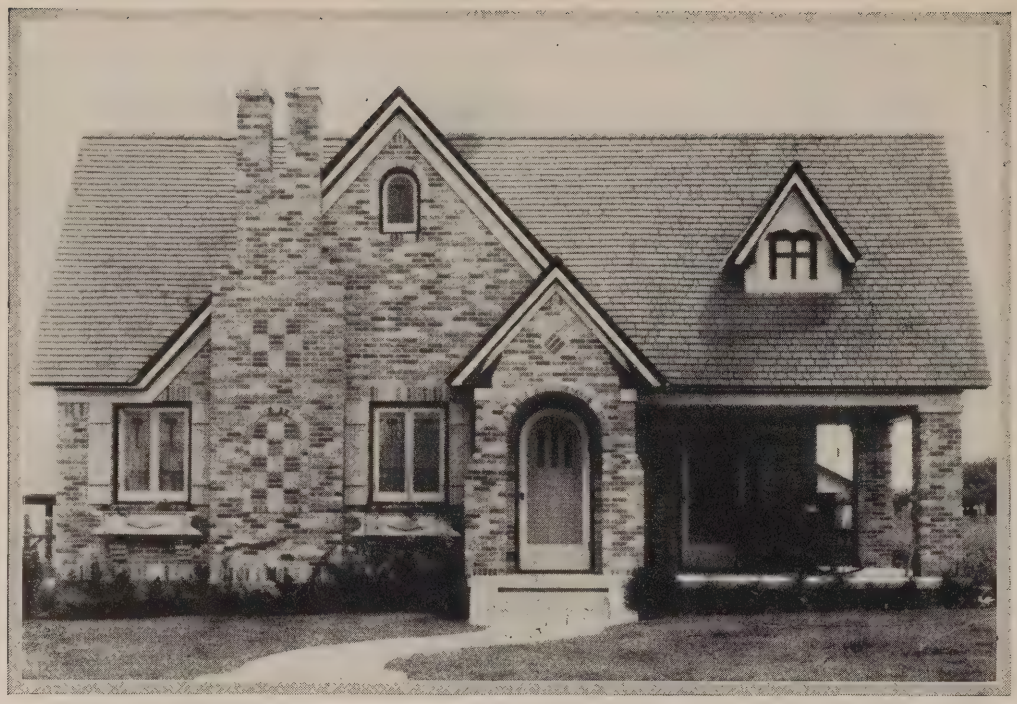
Individual Yet Practical



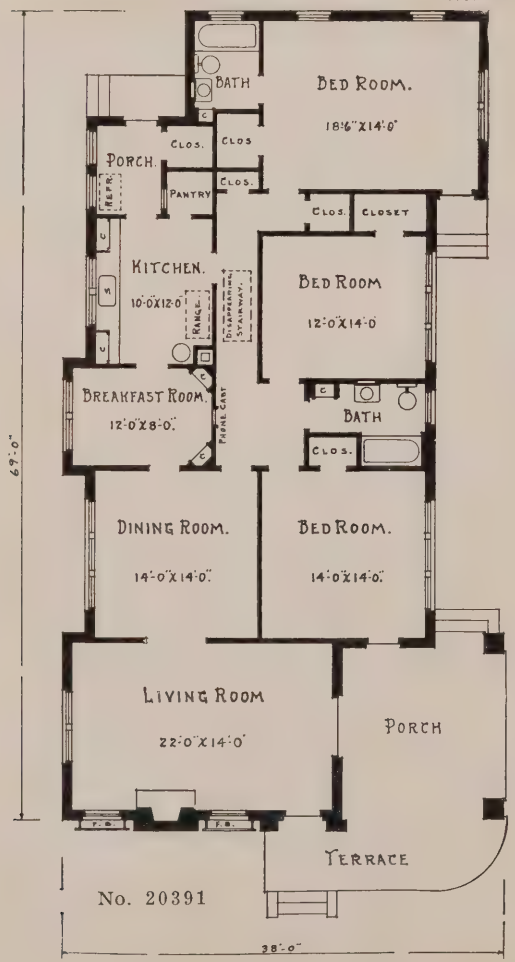
No. 10387

Plan No. 10387

THE designer has accomplished unusually pleasing results in this house with the combination of straight lines. Study the design carefully and you will find that it will grow on you until you will agree with many others who have seen it that it has a full measure of individuality and charm. The floor plan is convenient and highly practical, in that the living quarters are completely isolated from the sleeping quarters of the house.



No. 20391

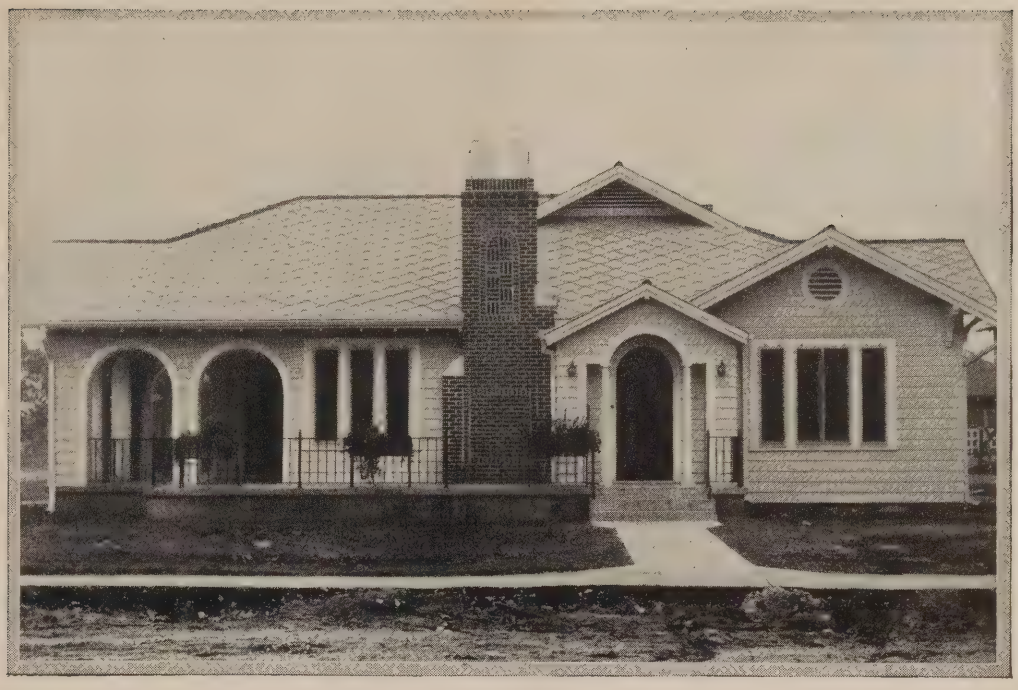


Plan No. 20391

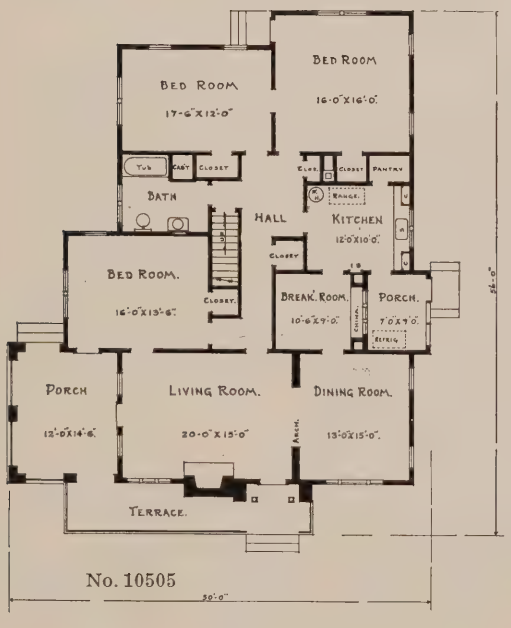
HERE is a brick-veneer cottage that is complete and satisfying in its exterior appointments and interior arrangements. The casement windows in the living room, the bifurcated chimney, and the circle-top entry door all lend a grace to the exterior that is charming. The floor layout is ideal, as a careful study of its arrangement will reveal.

"Home — a shelter wherein one collects possessions for enjoyment and comfort; a permanent abode of love and contentment to which one returns for refuge and refreshment."

—Mrs. B. Rowell.



No. 10505

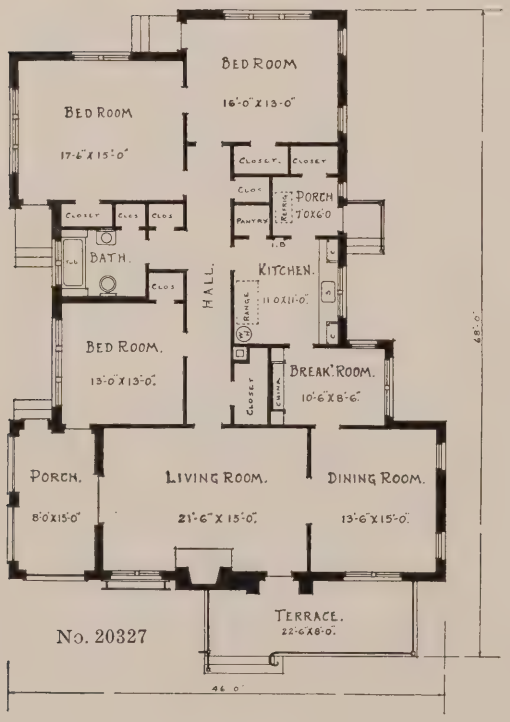


Plan No. 10505

THE frame cottage illustrated above has character and individuality to a marked degree. Note the graceful porch arches, the casement windows, and the hospitable Colonial entry. Inside are six generous-sized, well-ventilated rooms, besides the breakfast room and bath. The breakfast room is provided with a built-in china closet, and there is a stairway to afford easy access to the storage facilities in the roomy attic. The plan could hardly be improved upon for a north-front lot.



No. 20327



Plan No. 20327

ANOTHER brick-veneer home of individuality and distinction, with a floor-plan arrangement that provides the maximum of comfort and convenience. All the rooms are spacious and every thinkable convenience is included: seven closets, a pantry, trunk closet, breakfast room, and built-in china case, medicine cabinet, telephone cabinet, and ironing board. The total width of the house is 46 feet 6 inches, and the greatest depth, 68 feet.

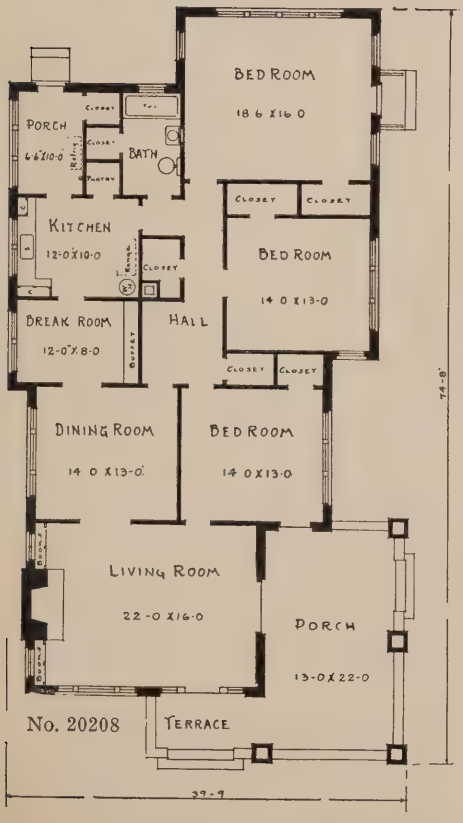
"Home is the spot where the interests and affections of the family converge and fuse, and from which is radiated its composite influence."

—Mrs. Garnet B. Thacher.



No. 20208

Hospitable and Well Balanced



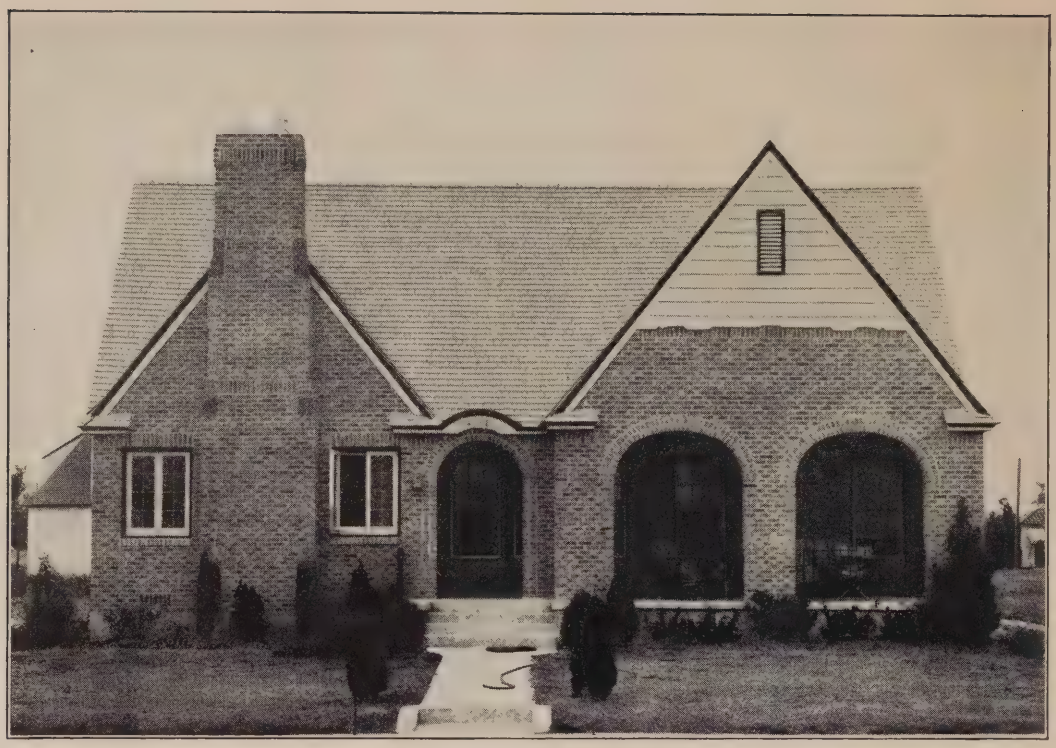
No. 20208

Plan No. 20208

THE deep, roomy front porch and the hospitable entry are the exterior features of this well-balanced brick-veneer home. Inside, attention is directed to the three good-sized, cross-ventilated bedrooms, two of which may be entered directly from the outside, the fireplace, with bookcases on either side, and the numerous closets. Shown at the lower right is an excellent study of the pediment over the doorway.

"Home is the spot where the interests and affections of the family converge and fuse, and from which is radiated its composite influence."
—Mrs. Garnet B. Thacher.





No. 20381



No. 20381

Plan No. 20381

GOOD taste, both in design and in floor-plan arrangement, is reflected in the brick-veneer cottage pictured above. The rooms are skilfuly laid out, and the numerous well-placed windows insure ample light and ventilation. The large covered front porch is a delightful feature of the exterior.

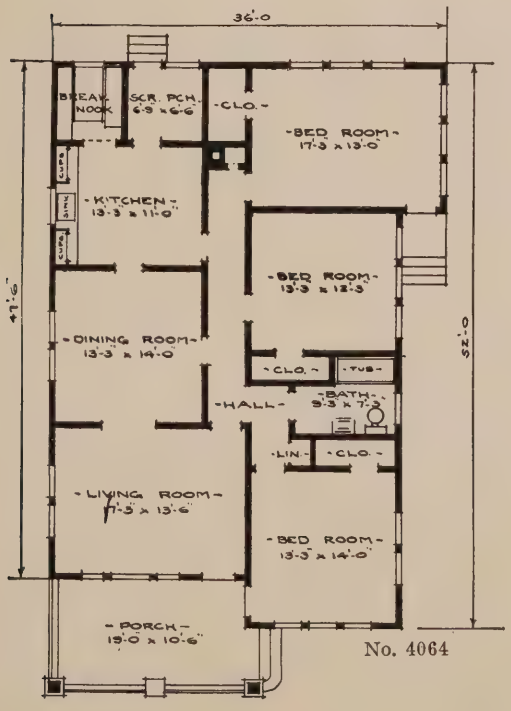
"Home-building is the best evidence of thrift and energy, and is the permanent badge of good citizenship."

—Selected.



No. 4064

Commodious and Convenient



No. 4064

Plan No. 4064

COMFORT and spaciousness are the main features of this frame cottage of six rooms, breakfast nook, and bath. The rooms are commodious and are all connected by a hall which affords free and easy access to each. The floor plan is simple and straightforward, making for economy in construction, and the exterior presents an appearance that is altogether pleasing.

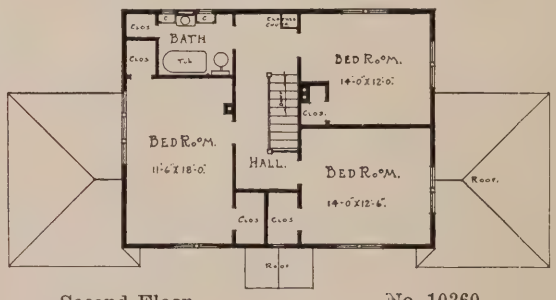


No. 10260

A SMALL, compact, two-story frame home of the ever-popular Colonial type. The wings at the sides give the design perfect balance and make the house appear to be much larger than it really is. The floor plans are excellently laid out, and incorporated therein will be found all the little details that go to make a happy and comfortable home. The basement is approximately eighteen feet square, the entrance, it will be noted, being from the kitchen porch.



First Floor No. 10260



Second Floor No. 10260

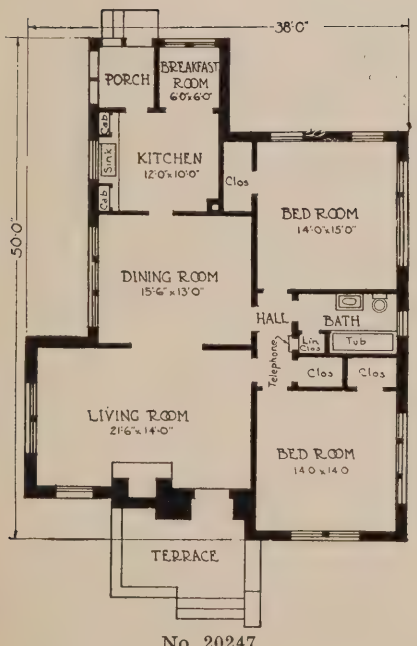
"Home is a domestic sanctuary, wrought out of desire, built into memory, where kindred bonds unite the family in sharing labors, leisure, joy, and sorrows."

—Luena Williams.



No. 20247

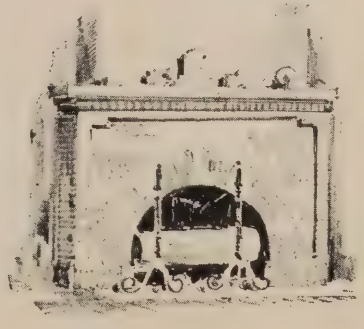
Attractive and Livable



No. 20247

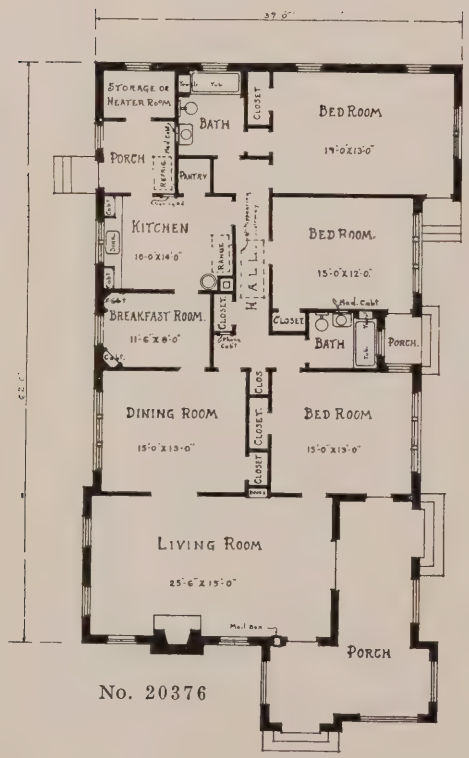
Plan No. 20247

A BRICK-VENEER, English-type cottage that is appealing, attractive, and exceedingly livable. The rooms are of generous size and are within easy access of one another—thanks to the short connecting hall. The detail at the lower right shows the brick mantel in the living room.





No. 20376



No. 20376

Plan No. 20376

THE accompanying plan shows practically every convenience incorporated in the modern home of today. The floor arrangement is ideally laid out, and the exterior is, indeed, a thing of beauty. For those who desire a brick-veneer home of individuality, replete with excellent appointments, here is their answer. As the rooms are laid out, the house is intended for south or west frontage. The plan can easily be reversed, however, for anyone whose lot requires different exposure.

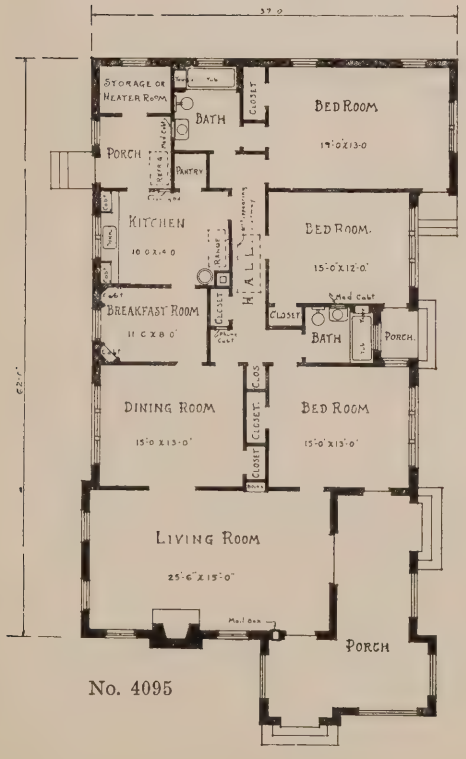
"The fundamental principle of the American spirit is home-ownership. A home should be the possession or the ambition of every American family."

—Selected.



No. 4095

Excellent and Economical



No. 4095

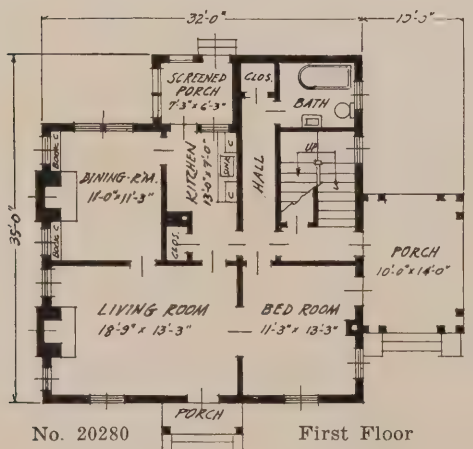
Plan No. 4095

HERE is an excellent example of the fact that a house does not have to be a mansion to be a home. Living room, dining room, kitchen, two bedrooms and bath—all provided within a floor area of only 992 square feet. The over-all dimensions of the house are forty-two feet by thirty-two feet. Well lighted, well ventilated, and well planned, this little home recommends itself to those who desire a home that is economical to built and economical to maintain.

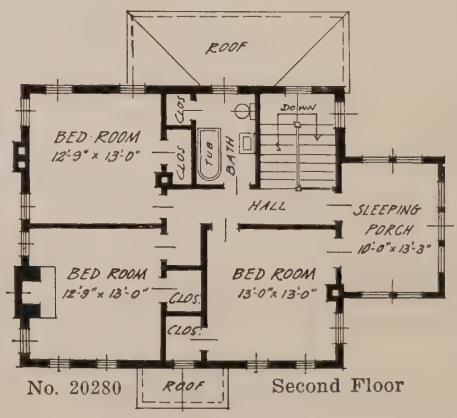


Plan No. 20280

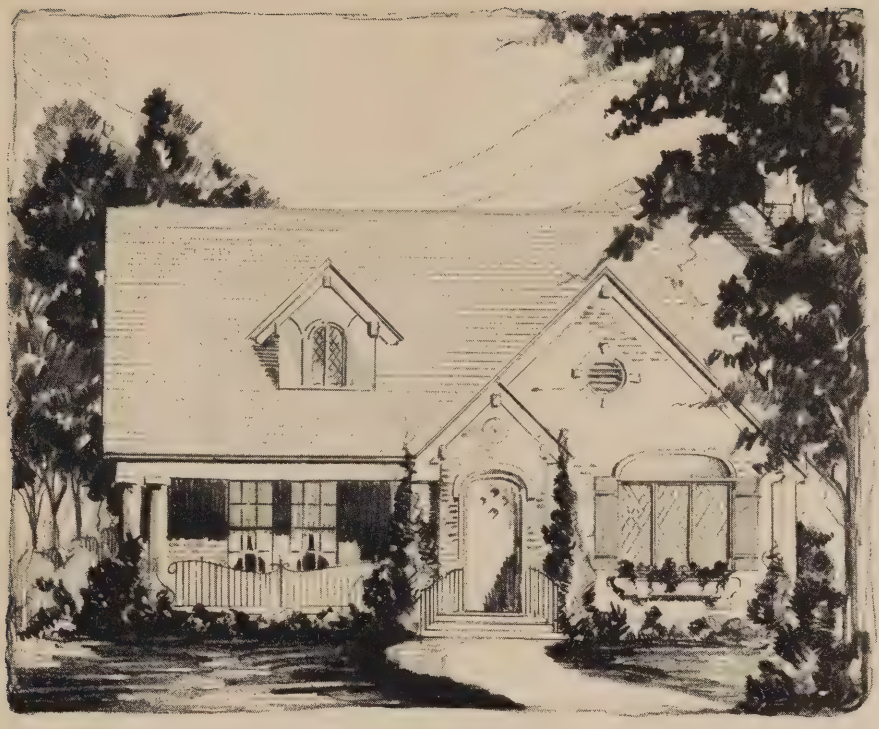
FOR the builder who is considering a small, compact, attractive two-story home, the accompanying plans for the Colonial brick-veneer home are worthy of thoughtful study. The main body of the house is entirely under one roof, making for economy in construction. Note that each bedroom has cross-ventilation, while the glassed-in sleeping porch on the second floor has an exposure on three sides. The fireplace in the dining room can be eliminated without affecting the appearance of the house if it is not required.



No. 20280 First Floor

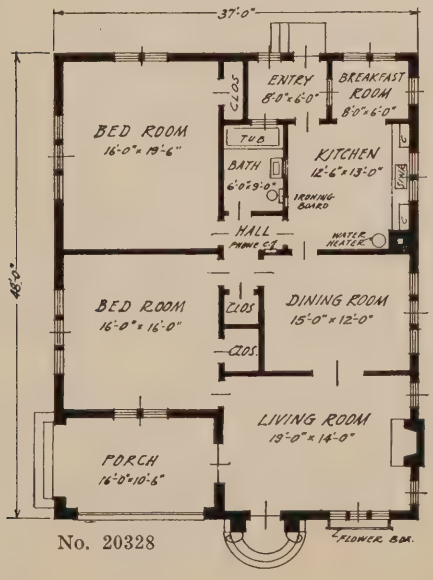


No. 20280 Second Floor



Plan No. 20328

THE predominating features of this charming brick-veneer cottage are the roomy front porch and the master bedroom, which measures 16′ x 19′ 6″ inside. Another interesting feature is the breakfast room, which is placed immediately back of the kitchen, making it unnecessary to waste steps when regular meals are served in the dining room. A study of the plan will show that every inch of space serves a useful purpose, and that accessibility of plan is achieved without resorting to costly halls. The detail in the lower left-hand corner shows the leaded casement windows in the front of the living room, which lend a note of distinction to this striking exterior.



No. 20328



"A real democracy is a cluster of homes—not a number of individuals."

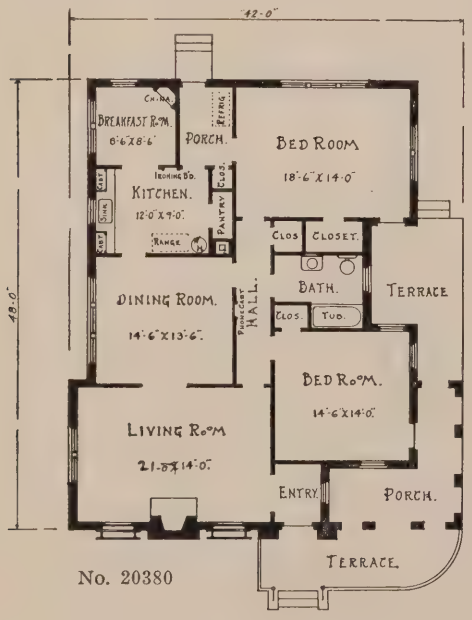
—Crane.



No. 20380

Plan No. 20380

THIS modern brick-veneer home with its attractive exterior and conveniently arranged interior possesses all the essential requirements of a true home for the family of average size. The layout is such that the maximum of light and ventilation is assured. The door from the enclosed service porch affords ready access from the owner's bedroom to the kitchen — a feature that will particularly interest the housewife. The close-up photograph to the right shows the entrance and one of the porch arches. Note how effectively field stone has been combined with the brickwork.



No. 20380

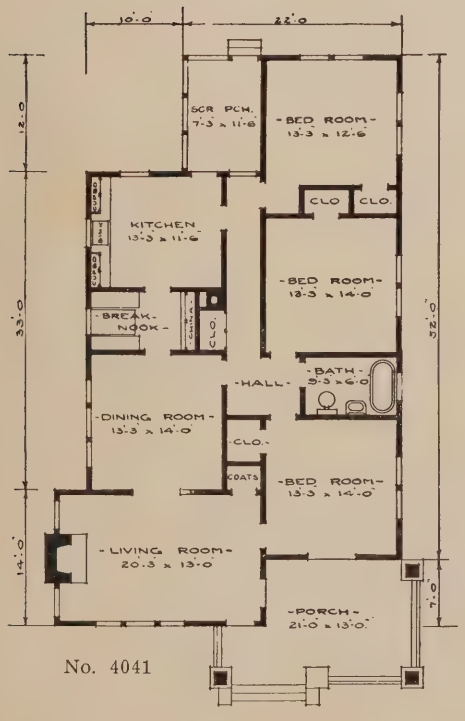


"The family is the unit of American life, and the home is the sanctuary of moral inspiration and of American spirit. The true conception of America is not a country of 110,000,000 people, but a nation of 23,000,000 families living in 23,000,000 homes."

President Hoover.



No. 4041



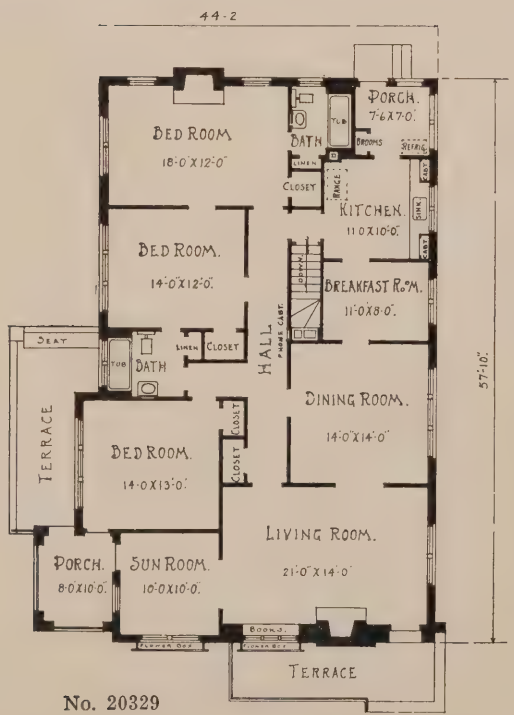
No. 4041

Plan No. 4041

A PLEASANT feature of this home is the commodious front porch, with French doors opening onto it from both the living room and the front bedroom. A study of the floor plan will reveal a most practical and interesting arrangement of the interior. Ample built-in conveniences have been thoughtfully provided, and roomy closets have not been overlooked.



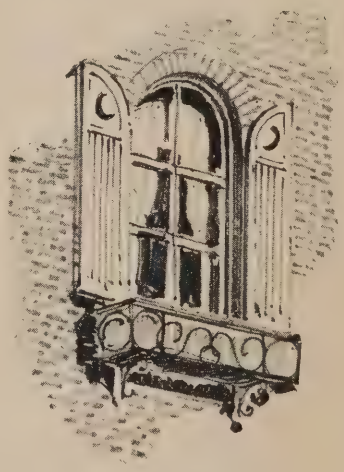
No. 20329



No. 20329

Plan No. 20329

ANOTHER brick-veneer home in the English style modified to meet the tastes and requirements of the Southern home-builder. The sturdy chimney, the leaded casement windows, and the ornamental iron railing and flower boxes all unite in a harmonious ensemble that makes this home rise above the commonplace. The convenient and practical arrangements inside, and the little niceties of detail round out a plan that is decidedly worth while. The sketch at the right gives a close-up of the window in the gable, with its attendant blinds and iron flower box.



"The better the home life of a people, the greater their contentment. Better homes mean, always, a happier people."

—Selected.



No. 20343



No. 20343

Plan No. 20343

THE gracefulness of the exterior of this brick-veneer home, with its arched porch and steep English gables, is readily apparent to the eye. The floor plan achieves an interior that is fully as livable as the exterior is practical and attractive. The iron grille in the chimney panel also adds effectively to the beauty of the design.



No. 20375



No. 20375

Plan No. 20375

DISTINCTION in both interior and exterior appointments marks this atractive brick-veneer home. The brick, stone, and stucco offer a color contrast that is most pleasing. The floor plan is unusually interesting, and all rooms are of generous size and well-lighted, and well ventilated.

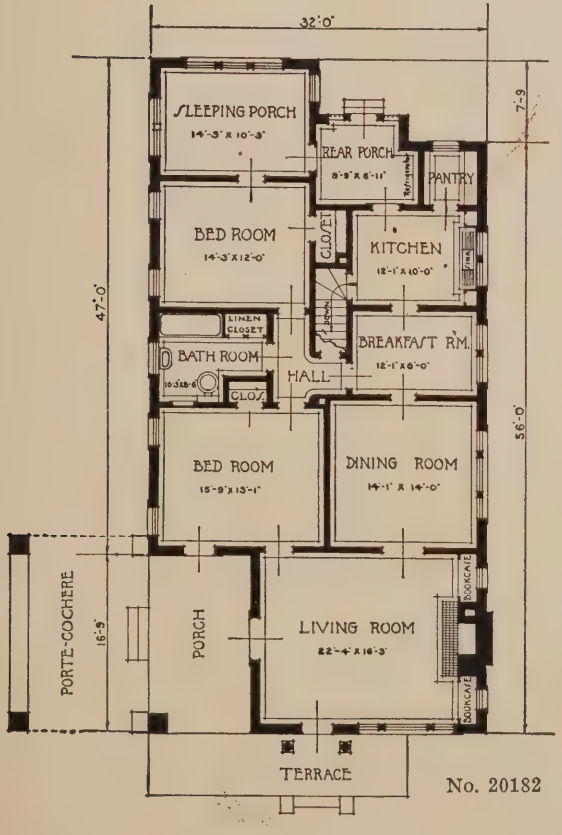
"A home is an investment that pays dividends in happiness, contentment, and pride. Its value cannot be measured by the dollar standard."

—Selected.



No. 20183

Comfortable, Compact, Convenient



No. 20182

Plan No. 2183

THE charm of the Colonial is reflected to a high degree in the brick-veneer home here pictured. The arrangement within is well planned, with the minimum amount of space being devoted to hallways. The living room has a large fireplace, with bookcases on either side. Many other excellent features will reveal themselves with a study of the plan.



No. 20186

Colonial Attractiveness

Plan No. 20186

A COLONIAL brick-veneer home of unusual attractiveness, yet simple in outline and economical to build. In addition to the unusual living room, there are the breakfast room and the glazed sleeping room to add their comforts to the already delightful arrangement. The hospitality of the doorway is fully expressed by the detail pictured in the lower right-hand corner.



No. 20186

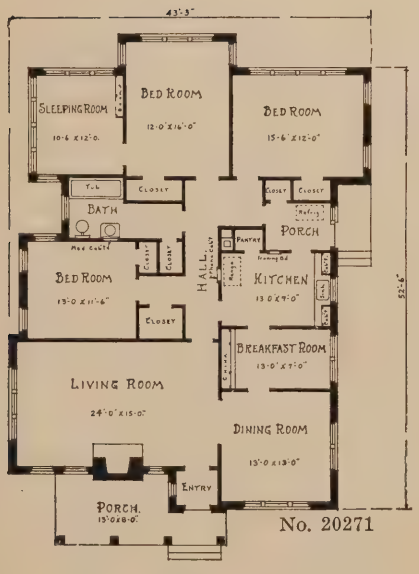


"What matter how the night behaved?
What matter how the north wind raved?
Blow high, blow low, not all its snow
Could quench our hearth-fire's ruddy glow."
—Whittier.



No. 20271

A Covered Porch Design



No. 20271

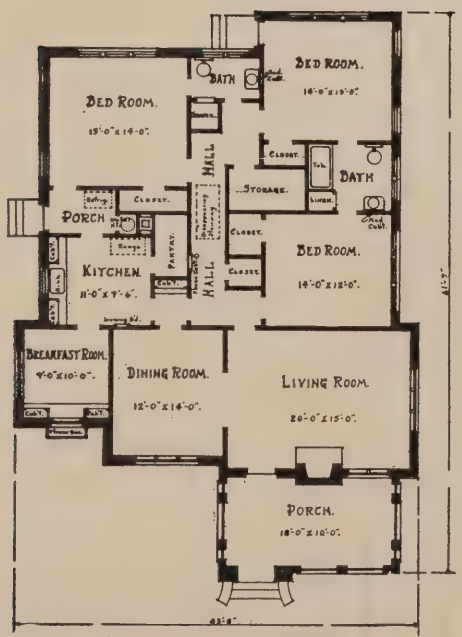
Plan No. 20271

THE front covered porch, with its graceful, tapered wood columns, is one of the many features of this brick-veneer English-style home. Inside, the plan achieves arrangements that should prove satisfying to the family requiring a cottage home of like dimensions. The sleeping room, connecting, as it does, with the master bedroom, would make an ideal nursery. Six roomy closets and a pantry are interior features that further recommend this plan.



No. 20372

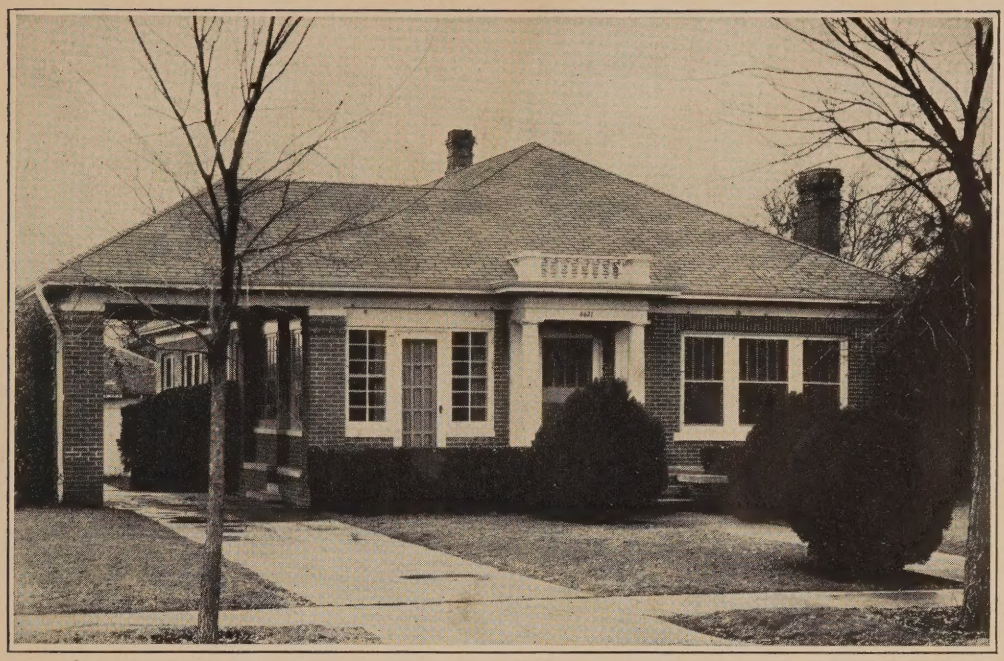
A Charming Type Cottage



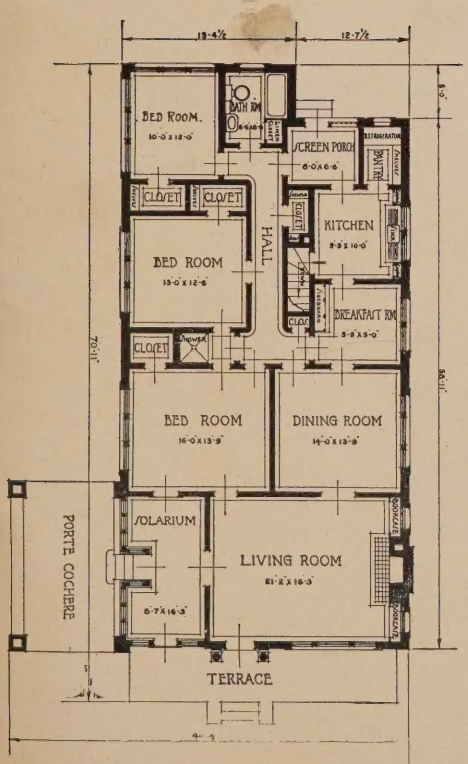
FLOOR PLAN No. 20372

Plan No. 20372

THE charming details of the brick-veneer English style cottage pictured above need no commendation—they speak eloquently enough of themselves. And here is a case where the exterior and the interior live up to each other to a degree that is most satisfying. Special attention should be called to the unusual but convenient arrangement of the breakfast room, the two baths, and the superabundance of closet facilities. This, indeed, is a plan that will grow on you the more you study it or live in it.



No. 20161-B



FLOOR PLAN No. 20161-B

Plan No. 20161-B

FROM solarium to pantry it would be difficult to pick a flaw with the floor arrangement of this Colonial home in brick-veneer. The solarium gives a pleasant place in which to sit on warm days; it serves as an entrance vestibule in the cold season. It may also be used as a conservatory for potted plants during cold weather. The rear bedroom would serve admirably as a nursery for children. For those who desire to utilize the space in attic for storage, it is suggested that the attic stair be provided over the stair to basement, with the entrance placed at the point where the small hall closet is shown on the floor plan. The exterior is well balanced, and the doorway detail completes the beauty of a well-planned front.

"Building a home! Well, I reckon that's fun,
Because it's a job that you never get done.
Each day brings its changes of gladness or woe,
Till dearer an' richer to you it must grow.
So fill it with lovin' an' laughter an' tears
Until as the home of your soul it appears."

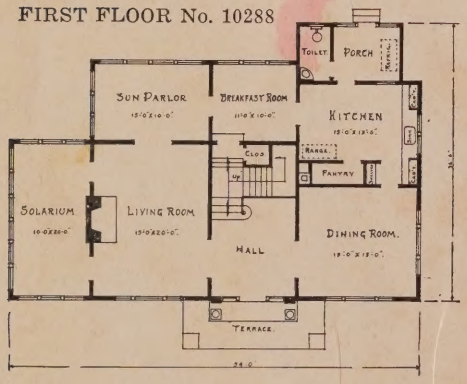
—Edgar A. Guest.



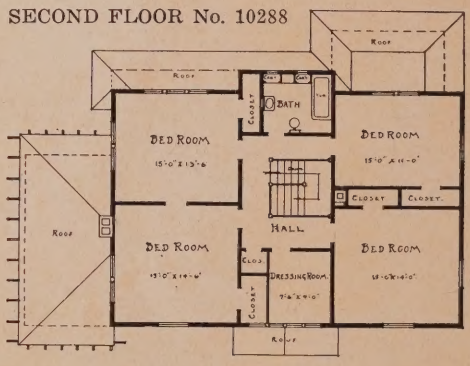
Plan No. 10288

THIS Colonial home, with exterior walls finished with wide beveled siding, provides the many modern conveniences so essential to the really comfortable home. The spacious living room with connecting sun room and solarium is a feature that is very desirable. If an additional bathroom is required, it is suggested that the dressing room be used for that purpose. The detail below illustrates the fireplace in the living room of the Colonial.

FIRST FLOOR No. 10288



SECOND FLOOR No. 10288





"Our Nation is not an agglomeration of railroads, of ships, of factories, or dynamos, or statistics. It is a Nation of Homes."

—Herbert Hoover.

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